

ARTIZANS' AND LABOURERS'
DWELLINGS IMPROVEMENT ACTS.

RETURN from the COMMISSIONERS OF SEWERS, from the METROPOLITAN BOARD OF WORKS, and from such URBAN SANITARY AUTHORITIES as have received Official Representations under "THE ARTIZANS' AND LABOURERS' DWELLINGS IMPROVEMENT ACTS, 1875-82," of the Number of Official Representations made to them; of the Number, Size, and Locality of the Areas regarding which Regulations under Section 3 have been passed, &c.; and, similar RETURNS from IRELAND and SCOTLAND; &c. (in continuation of Parliamentary Paper, No. 41, of Session 1881); &c.

(*Sir Richard Cross.*)

*Ordered, by The House of Commons, to be Printed,
5 August 1885.*

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Under 3 oz.

R E P O R T

FROM THE

SELECT COMMITTEE

ON

ARTIZANS' AND LABOURERS' DWELLINGS IMPROVEMENT;

TOGETHER WITH THE

PROCEEDINGS OF THE COMMITTEE,

M I N U T E S O F E V I D E N C E,

AND APPENDIX.

*Ordered, by The House of Commons, to be Printed,
2 August 1881.*

*Ordered, [Monday, 9th May 1881]:—*THAT a Select Committee be appointed to consider the working of “The Artizans’ and Labourers’ Dwellings Improvement Act, 1875,” and the amending Act of 1879, with a view of considering how the expense of and the delay and difficulty in carrying out these Acts may be reduced, and also of inquiring into any causes which may have prevented the reconstruction of dwellings for the artizan class to the full extent contemplated and authorised by these Acts, and of recommending such Amendments as may be most expedient for carrying out the full intention of these Acts, and also to consider the working of the Metropolitan Streets Improvement Acts, 1872 and 1877, and of 31 & 32 Vict. c. 130, and 42 & 43 Vict. c. 64.

*Ordered,—[Thursday, 9th June 1881]:—*THAT the Committee do consist of Nineteen Members.

Committee nominated of—

Mr. Courtney.	Viscount Emlyn.
Sir Sydney Waterlow.	Mr. Francis Buxton.
Sir Matthew Ridley.	Mr. Arthur Balfour.
Mr. William Holms.	Mr. Hastings.
Mr. Brodrick.	Mr. Rankin.
Mr. Torrens.	Mr. Brand.
Sir Henry Holland.	Mr. Leamy.
Mr. Bryce.	The O’Donoghue.
Sir James M’Garel-Hogg.	Sir Richard Cross.
Mr. Cropper.	

THAT the Committee have power to send for Persons, Papers, and Records.

THAT Five be the Quorum of the Committee.

*Ordered,—[Wednesday, 22nd June 1881]:—*THAT Mr. Brand be discharged from further attendance on the Committee.

THAT Mr. John Hollond be added to the Committee.

*Ordered,—[Thursday, 30th June 1881]:—*THAT the Committee have leave to adjourn from place to place.

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R E P O R T.

THE SELECT COMMITTEE appointed to consider the working of "The ARTIZANS' AND LABOURERS' DWELLINGS IMPROVEMENT ACT, 1875," and the amending ACT of 1879, with a view of considering how the expense of and the delay and difficulty in carrying out these ACTS may be reduced, and also of inquiring into any causes which may have prevented the reconstruction of DWELLINGS for the ARTIZAN CLASS to the full extent contemplated and authorised by these ACTS, and of recommending such Amendments as may be most expedient for carrying out the full intention of these ACTS, and also to consider the working of the METROPOLITAN STREETS IMPROVEMENT ACTS, 1872 and 1877, and of 31 & 32 Vict. c. 130, and 42 & 43 Vict. c. 64 ;—HAVE agreed to the following REPORT :—

1. YOUR Committee have examined several witnesses upon the matter referred to them, but owing to the late period of the Session at which they were appointed they have been unable to complete the Evidence. They have, therefore, agreed to report the Evidence already taken, and to recommend that your Committee should be re-appointed early in the next Session.

2. With regard, however, to those schemes under the Act of 1875, and the amending Act of 1879, which have already received the sanction of Parliament, but which have not, as yet, been fully carried out so far as the local authority is concerned; such as the schemes promoted by the Commissioners of Sewers of the City of London, and the schemes promoted by the Metropolitan Board of Works (other than those in which the land has been sold to the Peabody Trustees), and other like schemes promoted by urban sanitary authorities, your Committee have further agreed to the following interim Report :—

(1.) That for the purpose of facilitating sales, and the completion of the schemes already sanctioned by Parliament, the confirming authority, if so pleased, may safely allow the immediate demolition of any houses closed by the local authority.

(2.) That with a view of lessening the expense of carrying out the intentions of the Act of 1875, the confirming authority may well assent to the basement and ground floor of any building being let as shops or workshops, and that in considering the amount of accommodation to be provided for the working classes displaced by any scheme, the confirming authority will be justified in giving a liberal interpretation to the relaxing power in the 4th section of the Amending Act of 1879, and may take into account, as in part fulfilment of the obligation to provide equally convenient accommodation, any suitable existing facilities of transport to a reasonable distance, and at reasonable prices, by water, tramways, or workmen's trains.

(3.) That the local authority should give every facility to purchasers by simplifying conditions of sale and otherwise, and should do all in their power to promote sales by public competition and otherwise, for the purposes of the Act.

31 & 32 Vict. c. 130.
42 & 43 Vict. c. 64.

3. Your Committee have further agreed to report that, in their opinion, with a view to putting in force, where practicable, the provisions of the Acts known as Mr. Torrens' Acts, immediate attention should be given by the vestries and district boards to any area which the medical officer has reported as unsanitary, but which the local authority, under the Act of 1875, has not included in any scheme on the ground of the smallness of the area.

2 August 1881.

PROCEEDINGS OF THE COMMITTEE.

Tuesday, 14th June 1881.

MEMBERS PRESENT:

Mr. Brodriek.	Mr. Hastings.
Mr. Francis Buxton.	Sir James M'Garel-Hogg.
Mr. Courtney.	Mr. Rankin.
Mr. Cropper.	Sir Matthew Ridley.
Sir Richard Cross.	Mr. Torrens.
Viscount Emlyn.	

Sir RICHARD CROSS was called to the Chair.

The Committee deliberated.

[Adjourned till Monday next, at Twelve o'clock.

Monday, 20th June 1881.

MEMBERS PRESENT:

Sir RICHARD CROSS in the Chair.

Mr. William Holms.	Mr. Hastings.
Sir James M'Garel-Hogg.	Mr. Torrens.
Mr. Rankin.	The O'Donoghue.
Mr. Courtney.	Mr. Francis Buxton.
Mr. Brodriek.	Sir Matthew Ridley.
Viscount Emlyn.	Mr. Arthur Balfour.
Sir Henry Holland.	Mr. Bryce.
Mr. Cropper.	

Mr. *George Arthur Rogers*, Mr. *John Liddle*, and Mr. *C. M. Tidy*, were examined.

[Adjourned till Monday next, at Twelve o'clock.

Monday, 27th June 1881.

MEMBERS PRESENT:

Sir RICHARD CROSS in the Chair.

Mr. Courtney.	Mr. John Holland.
Sir Henry Holland.	Mr. Cropper.
Viscount Emlyn.	Mr. Rankin.
Mr. Leamy.	Sir James M'Garel-Hogg.
Sir Sydney Waterlow.	Mr. Torrens.
Mr. William Holms.	Mr. Francis Buxton.

Dr. *S. R. Lovett* and Dr. *F. W. Pavy* were examined.

[Adjourned till Thursday next, at Twelve o'clock.

Thursday, 30th June 1881.

MEMBERS PRESENT:

Sir RICHARD CROSS in the Chair.

Mr. Torrens.	Mr. Hastings.
Mr. Rankin.	Mr. Brodrick.
Mr. William Holms.	Mr. Cropper.
Sir Sydney Waterlow.	Mr. Francis Buxton.
Sir James M'Garel-Hogg.	Mr. Bryce.
Mr. Courtney.	Mr. Leamy.

Dr. *John W. Griffiths*, Mr. *John J. Skegg*, and Dr. *Francis Mead Corner*, were examined.

[Adjourned till Monday next, at Twelve o'clock.]

Monday, 4th July 1881.

MEMBERS PRESENT:

Sir RICHARD CROSS in the Chair.

Mr. Torrens.	Mr. Cropper.
Mr. John Hollond.	Mr. Brodrick.
Mr. Rankin.	Mr. Francis Buxton.
Sir Sydney Waterlow.	Viscount Emlyn.
Mr. Courtney.	Mr. Bryce.
Sir Henry Holland.	Sir James M'Garel-Hogg.

Mr. *Wynter Blyth*, Mr. *John J. Rygate*, and Mr. *Thomas Henry Waterworth*, were examined.

[Adjourned till Thursday next, at Twelve o'clock.]

Thursday, 7th July 1881.

MEMBERS PRESENT:

Sir RICHARD CROSS in the Chair.

Viscount Emlyn.	Mr. Courtney.
Mr. Bryce.	Mr. Rankin.
Mr. John Hollond.	Sir Sydney Waterlow.
Sir Henry Holland.	Mr. Brodrick.
Mr. Cropper.	Mr. Francis Buxton.

Mr. *John Crouch* and Mr. *Charles Gardiner* were examined.

[Adjourned till Monday next, at Twelve o'clock.]

Monday, 11th July 1881.

MEMBERS PRESENT :

Sir RICHARD CROSS in the Chair.

Mr. Torrens.	Sir Matthew Ridley
Mr. John Hollond.	Mr. Courtney.
Mr. Rankin.	Sir Sydney Waterlow.
Mr. Bryce.	Sir James M'Garel-Hogg.
Sir Henry Holland.	Mr. Leamy.
Mr. Brodrick.	Mr. Hastings.
Mr. Cropper.	

Mr. *Daniel Cubitt Nichols* and Mr. *Robert Vigers* were examined.

[Adjourned till Thursday next, at Twelve o'clock.]

Thursday, 14th July 1881.

MEMBERS PRESENT :

Sir RICHARD CROSS in the Chair.

Mr. Hastings.	Sir Henry Holland.
Mr. John Hollond.	Mr. Brodrick.
Sir Sydney Waterlow.	Mr. Cropper.
Sir James M'Garel-Hogg.	Mr. Francis Buxton.
Mr. Courtney.	Mr. Rankin.

Mr. *Edward Eyre Ashby* and Mr. *Charles Gatliff* were examined.

[Adjourned till Monday next, at Twelve o'clock.]

Monday, 18th July 1881.

MEMBERS PRESENT :

Sir RICHARD CROSS in the Chair.

Mr. Brodrick.	Mr. John Hollond.
Sir Henry Holland.	Sir Matthew Ridley.
Sir Sydney Waterlow.	Sir James M'Garel-Hogg.
Mr. Cropper.	Mr. Francis Buxton.
Mr. Courtney.	Mr. Bryce.
Mr. Rankin.	

Mr. *Robert Vigers* and Mr. *James Moore* were examined.

[Adjourned till Thursday next, at Twelve o'clock.]

Thursday, 21st July 1881.

MEMBERS PRESENT :

Sir RICHARD CROSS in the Chair.

Sir Sydney Waterlow.	Mr. William Holms.
Mr. Cropper.	Sir Henry Holland.
Mr. Rankin.	Mr. Francis Buxton.
Sir James M'Garel-Hogg.	Mr. Hastings.
Mr. Brodriek.	Viscount Emlyn.
Mr. Torrens.	Mr. Courtney.

Mr. *Benjamin Hunter Rodwell*, Q.C., a Member of the House, was examined.

[Adjourned till Monday next, at Twelve o'clock.]

Monday, 25th July 1881.

MEMBERS PRESENT :

Mr. COURTNEY in the Chair.

Mr. John Hollond.	Mr. Francis Buxton.
Mr. Rankin.	Mr. Brodriek.
Sir Sydney Waterlow.	Mr. Bryee.
Mr. Cropper.	Mr. Torrens.
Sir James M'Garel-Hogg.	Mr. Hastings.

In the absence of Sir RICHARD CROSS, Mr. COURTNEY was called to the Chair.

Mr. *Guildford Barker Richardson* was examined.

[Adjourned till Thursday next, at Twelve o'clock.]

Thursday, 28th July 1881.

MEMBERS PRESENT :

Sir RICHARD CROSS in the Chair.

Sir James M'Garel-Hogg.	Mr. Courtney.
Sir Sydney Waterlow.	Sir Henry Holland.
Mr. William Holms.	Mr. Bryee.
Mr. John Hollond.	Mr. Hastings.
Mr. Torrens.	Mr. Brodriek.

Mr. *Guildford Barker Richardson* was further examined.

[Adjourned till Tuesday next, at Two o'clock.]

Tuesday, 2nd August 1881.

MEMBERS PRESENT:

Sir RICHARD CROSS in the Chair.

Sir Henry Holland.
Mr. William Holms.
Mr. Francis Buxton.
Mr. Torrens.
Mr. John Hollond.

Mr. Courtney.
Sir Sydney Waterlow.
Mr. Bryee.
Mr. Brodrick.
Sir James M'Garel-Hogg.

DRAFT REPORT proposed by the *Chairman*, read the first time, as follows:

"1. YOUR Committee have examined several witnesses upon the matter referred to them, but owing to the late period of the Session at which they were appointed they have been unable to complete the Evidence. They have, therefore, agreed to report the Evidence already taken, and to recommend that your Committee should be re-appointed early in the next Session.

"2. With regard, however, to those schemes under the Act of 1875, and the amending Act of 1879, which have already received the sanction of Parliament, but which have not, as yet, been fully carried out so far as the local authority is concerned; such as the schemes promoted by the Commissioners of Sewers of the City of London, and the schemes promoted by the Metropolitan Board of Works (other than those in which the land has been sold to the Peabody Trustees), and other like schemes promoted by urban sanitary authorities, your Committee have further agreed to the following interim report:—

"(1.) That for the purpose of facilitating sales, and the completion of the schemes already sanctioned by Parliament, the confirming authority, if so pleased, may safely allow the immediate demolition of any houses closed by the local authority.

"(2.) That with a view of lessening the expense of carrying out the intentions of the Act of 1875, the confirming authority may well assent to the basement and ground floor of any building being let as shops or workshops, and that in considering the amount of accommodation to be provided for the working classes displaced by any scheme, the confirming authority will be justified in giving a liberal interpretation to the relaxing power in the 4th section of the Amending Act of 1879, and may take into account, as in part fulfilment of the obligation to provide equally convenient accommodation, any suitable existing facilities of transport to a reasonable distance, and at reasonable prices, by water, tramways, or workmen's trains.

"(3.) That the local authority should give every facility to purchasers by simplifying conditions of sale and otherwise, and should do all in their power to promote sales by public competition and otherwise, for the purposes of the Act.

"(3.) Your Committee have further agreed to report that, in their opinion, with a view to putting in force, where practicable, the provisions of the Acts known as Mr. Torrens' Acts, immediate attention should be given by the vestries and district boards to any area which the medical officer has reported as unsanitary, but which the local authority, under the Act of 1875, has not included in any scheme on the ground of the smallness of the area."

31 & 32 Vict. c. 130
42 & 43 Vict. c. 64

DRAFT REPORT proposed by the *Chairman*, read a second time, and *agreed to*.

Ordered, To Report, together with the Minutes of Evidence and an Appendix.

EXPENSES OF WITNESS.

N A M E OF W I T N E S S.	PROFESSION or CONDITION.	From whence Summoned.	Number of Days absent from Home, under Orders of Committee.	Allowance during Absence from Home.	Expenses of Journey to London and Back.	TOTAL Expenses allowed to Witness.
				£. s. d.	£. s. d.	£. s. d.
Mr. Thomas Tilling	Job Master - - -	For expenses for the conveyance of the Committee to inspect certain areas.	- - -	- - -	- - -	7 - -

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MINUTES OF EVIDENCE.

Monday, 20th June 1881.

MEMBERS PRESENT:

Mr. Arthur Balfour.
Mr. Brodrick.
Mr. Bryce.
Mr. Francis Buxton.
Mr. Courtney.
Mr. Cropper.
Sir Richard Cross.
Viscount Emlyn.

Mr. Hastings.
Sir Henry Holland.
Mr. William Holms.
Sir James M'Garel-Hogg.
The O'Donoghue.
Mr. Rankin.
Sir Matthew Ridley.
Mr. Torrens.

THE RIGHT HONOURABLE SIR RICHARD CROSS, IN THE CHAIR.

Mr. GEORGE ARTHUR ROGERS, called in; and Examined.

Chairman.

1. You are Medical Officer of the Limehouse District, are you not?—I am.
2. Could you point it out upon the map to the Committee?—It is in the neighbourhood of the Commercial-road; the Commercial-road runs right through the centre of my district.
3. What is the number of it?—Nos. 2 and 3.
4. In your district of Limehouse, is a part of the scheme No. 3 included?—Yes.
5. That is joined to the Whitechapel scheme, No. 2, is it not?—It is.
6. But Mr. Liddle represents the Whitechapel district?—He does.
7. I suppose you can only tell us about No. 3?—Yes, that is so.
8. You made an official representation under the Artizans' Dwellings Act as to that No. 3, I believe?—I did.
9. Have you a copy of the representation there?—I have.
10. Did it include Brown Bear-alley, Green-yard, Black Jack-alley, Cooper's-road, Cooper's-court, and Chambers'-square?—Yes.
11. About 45 houses?—About that.
12. Will you read to the Committee the reasons you gave for making that representation?—"The houses in this area are very dilapidated; the ground floors of many of them are below the level of the courts in which they are situated; the conveniences for the performance of the commonest domestic offices are of the most meagre description, while the small size of the houses (none of them containing more than three small rooms) causes them frequently to be over-

0.105.

Chairman—continued.

- crowded to an alarming extent. I, therefore, submit to your honourable Board that such a state of things is extremely prejudicial to the health of persons inhabiting these houses, and can only be remedied by an improvement scheme for the re-arrangement and re-construction of the streets and houses within this area."
13. Will you put that representation in?—I will (*the same was delivered in*).
14. Now, as to the state of this particular area, when you made the representation with reference to its sanitary condition, what do you say?—It was in a very bad sanitary condition, the houses were very old.
15. I mean with reference to the health of the inhabitants?—Diseases of a low type were frequently occurring there, and also diseases of a zymotic character.
16. To what do you attribute the prevalence of those diseases in that quarter?—To the bad condition of the houses in that quarter, and the bad nature of the conveniences.
17. In point of ventilation and air?—Yes.
18. Could that area have been remedied by repairing, improving, or renewing any particular house, or must you make a clean sweep of the whole?—Make a clean sweep of the whole; I am confident that nothing could be done; the walls were extremely old, and were bulging, and many of them were nearly falling.
19. Will you explain fully why you say it is necessary to make a clean sweep of the whole?—They were so closely packed together. As I said before, the walls were bulging, the floors were

A

were

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Mr. ROGERS.

[*Continued.*]*Chairman—continued.*

were uneven, and many of them were below the level of the street; in one house the water-closet, I recollect, was in a cupboard; the sanitary conveniences were terrible.

20. Were the courts very narrow?—Yes.

21. And the drainage bad?—The drainage was bad; there was always something wrong with the drains, they were always getting stopped.

22. Is it your opinion that that could not have been remedied unless you swept away the whole and began again?—I am quite of that opinion.

23. Is there any other part of your district as to which you made any representation?—I made a representation as regards Harris's-court in Brook-street, but since my representation the School Board for London have built a school there, and a tradesmen in the neighbourhood has built a number of stables. That has completely upset my scheme, and I shall have to reconstruct it.

24. Have you made any other representation?—I made a representation regarding the Nightingale-lane district; it is on the map, numbered 32, so far as I can judge of the position of the area.

25. How many houses would there be in that; perhaps you will be kind enough to read the representation?—"19th May 1879. To the Metropolitan Board of Works: Gentlemen, I beg to submit to your honourable Board a representation under the provisions of the Artizans' and Labourers' Dwellings Improvement Act, 1875, respecting an area in the Limehouse district. The area in question is situated in the parish of Limehouse, and is bounded on the north by Willow-row, on the south by Ropemakers'-fields, on the west by Nightingale-lane, and on the east by premises forming part of the Barley Mow Brewery, and is shown on the accompanying plan, tinted red. It covers a superficial space of nearly 94,000 feet, and contains 105 houses, inhabited by about 650 persons. Diseases, indicating a generally low condition of health amongst the population, are from time to time prevalent within this area, and I am of opinion that such prevalence may reasonably be attributed to the bad arrangement and bad condition and construction of the houses within the area, together with want of ventilation and proper conveniences. I am further of opinion that such defects cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and reconstruction of the houses within this area. I may state that while the death-rate of the Limehouse district during the last three years averages 25 per 1,000 persons living, the death-rate in the area in question, for the same period, averages 31 per 1,000. I, therefore, pray your honourable Board to take into consideration this representation under the provisions of the before-mentioned Act."

26. That state of things arises from the want of ventilation and the want of air, I think?—It does.

27. The whole place wanted re-arranging altogether?—Yes, altogether.

28. Besides these places which you say ought to be dealt with as areas, I suppose there are in

Chairman—continued.

your district a great number of houses that might be dealt with as single houses?—Yes, there are.

29. Have you many of those?—I dare say I have five or six places, consisting of eight or nine houses in a group.

30. Those might be very efficiently dealt with under Mr. Torrens's Act, might they not?—Yes, I think so.

31. In those places there is not this special want of clearing the area, and opening it out altogether, but it might be done separately and distinctly?—I think it might; there are two areas that I have in my mind which I should like to see cleared away; one is a court consisting of about eight houses built back to back, and where there is something wrong. I should like to see it totally cleared away; they are quite unfit for habitation.

32. They would be hardly large enough for a scheme?—They would not be large enough for a scheme.

33. Then it had better be dealt with under the other powers?—Yes.

34. You have given us the general view of the bad places within your district, have you not?—I think so.

35. Then as to the Limehouse district for which you made the representation, and which the Metropolitan Board of Works acted upon, what kind of people were living there?—Costermongers and labourers.

36. Was it very crowded?—It was crowded.

37. Where were the labourers working?—In the docks and in the warehouses; the costermongers were principally fish salesmen.

38. Supposing they had been all removed, would the labourers have found places equally convenient further off; might they, or might they not?—Yes, they might.

39. If the labourers had been removed to a considerable distance, do you think it would have injured them in their work?—They cannot go very far.

40. How far do you think they might have been removed?—I think half-a-mile. I think they would have got into another part of the district.

41. Would there have been room for them elsewhere?—Yes, I think so.

42. How many people inhabit that particular district?—About 650.

43. Have the Peabody Trustees built a house upon that part yet?—The nearest Peabody building is in High-street, Shadwell, half-a-mile off.

44. The land is cleared in Limehouse, is it not?—No, the houses are still there.

45. But the Peabody Trustees have bought the place, have they not?—No; I do not think the Peabody Trustees have done anything.

46. It is the fact, is it not, that the Limehouse area is joined to the Whitechapel area in your scheme?—Brown Bear-alley and Chambers'-square is joined to Whitechapel.

47. That is the one I am referring to?—Yes, the Peabody Trustees have taken that, I believe.

48. Have they cleared it?—Yes, they have.

49. Can you tell us at all what has become of the labourers who used to live there?—I cannot trace them.

50. Or

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Mr. ROGERS.

[Continued.]

Chairman—continued.

59. Or the eostermongers?—The eostermongers and dock labourers I cannot trace.

51. Do you find that in consequence of the removal of those buildings in your district there has been any extraordinary crowding?—No, I cannot say that there has; in fact I have just completed my annual report for the year 1880, and I find that whereas in 1871 the public numbered 7·5 to a house, they now number 7·2, so that that would point rather to an abatement of any over-crowding which might have existed.

52. Do you think that any of your labourers in other parts of your district have run off to different parts; how do you account for diminution?—I think some have gone across the water by the cheap workman's trains, and we have had fresh houses built in the district, some have gone to them; and we have a large number of new houses being put up at the present time; they are inhabited directly they are finished, and a large number of people go to them.

53. How long have the cheap trains going over the river been established?—Some years.

54. Have they become pretty well used?—Yes, the carriages are crammed always.

55. Practically, I suppose, it is not so necessary that the labourers should live in that particular locality now as it was some years ago?—It is not.

56. I should like to ask you about the houses that were included in the Brown Bear-alley Scheme; I suppose some of them were very bad indeed?—Very bad.

57. So bad that they were almost unfit for human habitation, perhaps absolutely so?—Absolutely unfit.

58. And those houses, some of them of the very worst class, might have been closed and shut up in the first instance on account of their badness?—Yes, they might. It was the worst spot I had in the place.

59. But it would have been almost impossible, would it not, if they had been closed in the state of the adjoining property, for the owners of that property to have rebuilt them in order to have produced anything satisfactory?—I think quite so.

60. What sort of rents do the people pay there?—Some of the rents were as low as 1s. 6d. a week for a room; they were very small rooms, little cupboards, and they varied from 1s. 6d. to 3s. 6d. a week.

61. Take one of the worst houses you have got in your mind; what do you suppose the owner could get from that house from letting the whole of the rooms?—I should say that he would get perhaps 6s. a week.

62. From the whole house?—Yes; they were small houses, many of them containing only three rooms; I should say that he would get, upon an average, 6s. a week.

63. Many of the houses, I understand, ought, in your opinion, to have been absolutely closed as unfit for human habitation at all?—Yes.

64. Some of the houses of the area, I presume, were not so bad in themselves?—No, some were not; but the better portion of them were in the Whitechapel portion of the area; my houses were very tumble down old houses.

O.105.

Chairman—continued.

65. Was the rent of the house at all proportionate to its goodness?—No, I think they were totally unfit; they were not worth anything to live in. I do not think they were fit to live in at all.

66. As far as the rent of the rooms went, was there any difference in the better class of houses, or did all the labourers pay about the same, whether they got good rooms or not?—The better rooms were more.

Mr. Courtney.

67. You have answered some of the questions of the Chairman under a false impression; I think you were answering about the Nightingale-lane site, instead of which his inquiries were directed to the Brown Bear-alley site?—That is so.

68. The inhabitants of the Brown Bear-alley site were well situated as regards their work, were they not?—Yes; they were just by the principal entrance to the London Docks.

69. And close to the St. Katharine's Dock?—Yes.

70. Do you know where the inhabitants are gone?—I do not.

71. Are they anything like as near as they were?—I cannot say.

72. They could not well be nearer than they were then, could they?—No, they were close to.

73. Presumably, therefore, they are now farther off?—Yes, that would be so.

74. As regards the cheap trains, when do they begin to run?—I cannot say exactly, but the usual time is six o'clock.

75. Dock labour is very cheap labour, is it not?—It is.

76. And there is, I suppose, a crowd of workmen at the gates every morning when they are opened, ready to take any work that is going?—Ready to take any work that is going.

77. At what hour are the gates opened?—I believe they are opened at about six o'clock; I should not like to say definitely.

78. Would it be possible for workmen coming by the cheap trains to be among the crowd at the gate?—I do not think it would.

79. Then the cheap trains would not serve the dock labourers?—They are taken on at all times of the day.

80. But those coming earliest have the best chance, have they not?—Yes.

81. If the work is comparatively slack, only those coming early get it?—Yes, that is so.

82. It is only when the work is plentiful at the docks that they take labourers on later in the day?—Yes.

83. What class of persons are the landlords of those houses?—They are people who have saved a little money; people who have been in trade; they are not a nice class of people, as a rule.

84. What age were the houses?—I should say some of them were 150 or 200 years old.

85. How much of the area is occupied by the Limehouse part of it?—It contains 42 houses, with 125 rooms, and 248 inhabitants.

86. What

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Mr. ROGERS.

[Continued.]

Mr. Courtney—continued.

86. What is the area? I should say it was under an acre.

87. The whole thing?—Yes.

88. The rental you suggested was about an average of 3*s.* 6*d.* per house, was it not?—Six shillings per house; about 2*s.* per room.

89. I thought you said 3*s.* 6*d.* a room?—Some of the best rooms would be 3*s.* 6*d.*

90. Would that be for the average of the 42 houses?—Yes.

91. That would be a total rental of about 600*l.* a year, about 12*l.* a week?—Yes.

92. That is to say, a little over 600*l.* a year for the rental of houses occupying an acre of land?—Yes.

Mr. Brodrick.

93. There is only one question I should like to ask you, and that is this: you mentioned that these houses pay about 6*s.* a week, and you mentioned also a block of half-a-dozen houses which are very bad, but are not sufficiently large for making a scheme; what do you put the rent of those houses at?—Those people pay 3*s.* 6*d.* per house; I have not made any representation regarding that.

94. It is the block you mention as not having been dealt with?—The houses that I spoke of consist of two rooms, and they are let at about 3*s.* 6*d.* a week per house.

Sir Henry Holland.

95. Are you now speaking of the houses in respect of which you made no official representation, but which you think ought to be demolished?—Yes.

96. You said they might be demolished under Mr. Torrens's Act; but is the only reason why they have not come under the Artizans' Dwellings Act, that they are not sufficient in number to justify a scheme?—Yes, that is my reason.

97. There is no clause in the Act as to the size of any scheme that is to come under the Act, is there?—No, but I thought I would deal with the larger blocks first, and then take up a few small blocks and weld them into one scheme. I was uncertain whether to do that or recommend them to be dealt with under Mr. Torrens's Act.

98. Is there any difference upon the ground of expense in taking action under Mr. Torrens's Act, compared with taking action under the Artizans' Dwellings Act, that would influence you in coming to a decision upon that point?—I have some experience of Mr. Torrens's Act; it is some years ago, and I fancy then that the expense was a bar to our going on with the action.

99. Have you had any opportunity of comparing the expense incurred under the Artizans' Dwellings Act with that incurred under Mr. Torrens's Act?—I have not had any.

100. With respect to this Limehouse District No. 3, were all the houses lodging-houses, or were there any small shops; I am speaking of Limehouse No. 3, Brown Bear-alley?—They were all lodging-houses.

101. Who was the arbitrator in that case of No. 3; was it Sir Henry Hunt?—I cannot say.

102. With respect to the dock labourers, in

Sir Henry Holland—continued.

answer to one of the honourable Members, you said you doubted whether the workmen's trains would bring up the labourers in time to get the first employment at the doekyards; but is it not the case that there are a great number of labourers regularly employed there who would not have to wait at the gate, but who would go in at once and get doek work?—I believe it is the case.

103. So that possibly some of the labourers to whom you have referred, who have removed on account of this scheme being carried into operation, may have been doek labourers regularly employed?—It is quite possible.

104. And they would find a train to bring them up in sufficient time?—Yes.

Mr. Cropper.

105. When you speak of landlords, are they chiefly people holding one house or two or three houses?—Some hold one, and some hold two or three.

106. None of them hold a street?—No, small holdings.

107. When you speak of the population that came over from Limehouse, at something over 10 people in a house, and, in the other place there being 105 houses and 650 people, that is over six people in a house, if you divide the population by the houses, it comes out in the Limehouse district 42 houses for 450 people, and in the other place 105 houses for 650 people; you would consider that very crowded, would you not?—Yes, because the houses are very small indeed; they are merely eupboards, some of them.

108. When you give this as the population, does it include the lodgers?—Yes, it includes all.

Mr. Francis Buxton.

109. I understood you to say that the cheap trains do not begin to run until six o'clock in the morning?—I am under that impression.

110. You are not sure of it?—No.

111. Is it all Great Eastern?—No; the particular line of railway I had in my mind was the East London.

Mr. Torrens.

112. Did you say that several spots which were not included in the great Limehouse scheme might have been dealt with under the Act of 1868?—Yes.

113. But I understood you to say, in answer to a question from the honourable Member for Liskeard, that one of the difficulties in applying the former Act was, that it would have increased the expense?—Yes; but I qualified it afterwards by stating that I had not had any opportunity of comparing the expenses under the two Acts.

114. When you spoke of the smaller spots, I think you defined them as consisting of half a score or a dozen houses?—Yes.

115. Are there, or are there not, in the district, as elsewhere, many much smaller groups of houses, and many individual cases, which would not even amount to that number?—Yes, I am acquainted with some old isolated houses.

116. Ends of courts and alleys?—Yes.

117. Two

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Mr. ROGERS.

[Continued.]

Mr. *Torrens*—continued.

117. Two or three, perhaps, in a group?—Yes.

118. Has any attempt been made to estimate their population or their necessity for repair?—We have the ordinary inspection going on by the inspectors of nuisances, but a great many of those houses become so old and dilapidated that the people leave them.

119. When they are not too old to be repaired has any effort been made in Limehouse to apply the Act of 1868 in the way of compulsory repair?—We attempted to do that 10 years ago, but our action was not successful. The machinery of the Act appeared to be rather cumbersome, and it was not carried through, and the houses are still standing, and they are inspected regularly, and kept in as good repair as we can keep them.

120. Are you aware that under that Act, and for that purpose, in other parishes not very far distant, the Act was put in force?—Yes.

121. Was there any particular reason, in your parish, why it should not have been applied?—A difficulty was felt when the business got into the hands of the surveyor.

122. Will you explain to the Committee what that means; I do not want you to say anything about individuals; but will you tell the Committee what that difficulty implies about the surveyor, as it is very important?—It was found that the owners of this property were not worth powder and shot generally; the owners of this property were bankrupt, and there was a very considerable difficulty in getting at them, and putting the provisions of the Act in force.

123. You know that, under the Act of 1868, at the period you speak of, there was no power to rebuild, that power having been taken out of the Act?—Yes.

124. Consequently you had only two powers, the power to compel them to repair, or threatening to pull down without any compensation?—Yes.

125. Did the surveyor seem to you to hesitate to put in force his power of denunciation because there was no power to rebuild; was that the difficulty?—I think it was.

126. Has any attempt been made since the Act was amended by Parliament in 1879, and the power given to compensate, to put the Act in force?—No.

127. Why not?—We have considered that we might deal with them better under the Act of 1875, getting several spots and welding them into one plan; that has been my idea. As I said before, I was uncertain whether I would do that or whether I would deal with them under the Act of 1868, but I have been waiting to see the result of my representations, and if they are successful, as regards the Nightingale-lane Scheme, then I shall take action under one or other of the Acts, either the 1868 Act or the 1875 Act.

128. Have you been able to trace in any way what became of the dispossessed population under the late scheme?—I have not; the portion of the district that was dealt with was so small, containing only a few people, something over 100, that I have not been able to trace them.

0.105.

Mr. *Rankin*.

129. I should like to ask you whether you know at all the difference between the rental of the cottages or houses to which the labourers go out of town and those they have been dwelling in, in your district?—I am not able to say.

130. You said that the number of persons to a house now is 7·2?—It is.

131. Do you consider that too much for the sanitary condition of the place, or what proportion of persons would you recommend?—I consider it a fair proportion.

132. Not too many?—Not too many.

Mr. *William Holmes*.

133. In making the official representations with reference to the districts No. 3 and No. 32, did you do it of your own motive, or at the suggestion of the local authority?—As regards No. 3, I did of my own motion. As regards No. 32, my attention was called to it by a gentleman who takes a very considerable interest in the welfare of the working classes.

134. Have you made any representations other than those recommending No. 3 and No. 32?—I have, regarding Harris's-court, Brook-street.

135. What became of that representation?—It was not dealt with, and the School Board for London have erected a large school there.

136. You have spoken of the overcrowding in No. 3, that is the Brown Bear-alley area, can you tell us what the mortality was there; you have told us the mortality in area No. 32?—The rate of mortality for the year 1874 for this area was 50 per 1,000; that for the entire district for the same period having been 23·9.

137. As to the overcrowding, can you give us any definite idea of what you mean by overcrowding; can you tell us, as regards area No. 3 or area No. 32, what amount of cubic air space was there to each individual, or can you tell us what amount of cubic air space there was in any one small house that was extremely bad?—I generally like to get 300 cubic feet per person.

138. What have you really found?—I have sometimes found very considerably less than that, perhaps 80.

139. So low as 80?—Yes.

140. Was that in No. 3 or No. 32?—In No. 32, which has not been dealt with yet.

141. What may be the average in No. 32?—I dare say 150 cubic feet.

142. What do you hold as being the proper amount of cubic air space for health?—Three hundred cubic feet.

143. In regard to the cheap trains generally, and the cheap trains across the river, can you tell us the fare from the other side of the river?—I cannot.

144. It is a most moderate fare, is it not?—I should think a penny.

Mr. *Hastings*.

145. You have spoken of a number of dock labourers coming by train; can you tell me under what circumstances of habitation they are living; are they the same as when they were living close to the docks, or are they living in airier situations and in better houses?—I should say in airier situations and in better houses.

A 3

146. Then

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Mr. ROGERS.

[Continued.]

Mr. *Hastings*—continued.

146. Then they have some compensation for the distance they have to come to their work?—Yes, and besides that, you must not forget that there is communication between the banks of the river by boats, independently of the workmen's trains, and many of these people come across in boats: a number come in one boat.

Sir *James M'Garel-Hogg*.

147. With regard to No. 3, the area I think you said was one-sixth of the whole, including Whitechapel, did you not?—I should say that it would be about one acre.

148. How long have you been medical officer to the district?—Twelve years.

149. Has this district struck you as being very insanitary since your first going there?—Yes, it has.

150. May I ask whether, before the Act of 1875 passed, you made any representations to the vestries upon the subject?—Yes, under the Nuisances Removal Act.

151. Will you tell the Committee what answer the vestries made to those applications?—They ordered notices to be served upon the owners of those houses to put them into a proper state, and they complied with them as far as they could, but the best they could do was not sufficient.

152. Might I ask, having complied with the orders of the vestry, whether you were satisfied with the way in which they complied with them?—I believe they did their best.

153. Were you satisfied?—No.

154. Then the orders of the vestry were not carried out?—The orders of the vestry were carried out in a way.

155. But in such a way as that, in 1875, you came to the Metropolitan Board and represented the whole of the district to be insanitary?—Quite so.

156. And that was notwithstanding the many years that you had been trying to do what you could?—Yes.

157. And that shows that the powers of the vestry were either not strong enough or were not properly exercised?—I think it shows that the powers are not strong enough; I think the powers of the vestry were not sufficient to enable them to put the property into a sanitary condition.

158. Did they try?—Yes.

159. Why did you not prosecute the owners and holders of these properties?—They used to be summoned when they did not comply with the orders of the vestry. For instance, if we had stopped drains, or if we had overcrowding; or if we had dirty or unsanitary rooms, if the people did not cleanse them when they were told to do so, then we took proceedings.

160. Were you there when I came down?—Yes.

161. I do not think they were in a very happy condition then, were they?—No.

162. Could you give the Committee any idea of the character of the individuals who occupied those houses; were they difficult people to deal with or not?—A very rough class.

163. And when sanitary arrangements were

Sir *James M'Garel-Hogg*—continued.

made, did they try to carry them out, or the reverse?—The reverse.

164. You had a difficulty in getting them to do so?—We had.

165. You tell us the houses are pulled down?—Yes, the houses are pulled down.

166. Are you aware that the Peabody Trustees have houses built close by there?—Yes.

167. Are you aware that the Peabody Trustees sent round, the Metropolitan Board having given the names and addresses as far as they could, asking very many of these to remain, if they wished, in the houses close by, close to the docks and their work?—I am not aware of that.

168. You may take it from me that it was the case; I think that very few of them are remaining or in the same position in which they were originally?—Very few.

169. And most of them have gone into the country?—They have gone elsewhere.

170. Have you any proof that a great many went into the country, or that they are lodging in other districts?—I have not.

171. Have you heard any complaint of inconvenience arising to any labourers that were living close to the docks, from having gone away, or have you heard any complaint from any employer of labour?—I have not.

172. As regards that other representation of yours, No. 21, we need not deal with that, because it has been practically settled by the School Board?—Yes, it has.

173. It is a very small area, is it not, to bring before the Board; only 100 houses?—It was a very small area.

174. You were not very sanguine, I suppose, that the Board would adopt it, were you?—I had my doubts about it.

175. Did you not think that it was a scheme with which you ought to have gone to your vestry under the Nuisances Removal Act, for them to work, rather than come to the Metropolitan Board?—I was always going to the vestry under the Nuisances Removal Act, with reference to these houses.

176. And you found it a failure?—Yes.

177. Then No. 32 is not much larger, is it?—No, it is not.

178. Is No. 32, Willow-row, in an insanitary state now?—Yes.

179. Do you not think that it would be better to deal with it at once, under the Nuisances Removal Act, or any other Act that you have, rather than wait?—The only thing we could do would be to shut up the houses which were unfit for human habitation.

180. You think they are so bad that they should be shut up?—Yes.

181. Would it not be a very judicious course to pursue, because the landlords would get no rent, and they would have to do what was necessary, or lose everything?—They would have to pull the houses down.

182. That would be better still, would it not?—Yes.

183. That might leave room for improvement by the vestry?—Yes.

184–5. Under

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Mr. ROGERS.

[Continued.]

Mr. William Holms.

184-5. Under what Act do you suggest that?
—Under Mr. Torrens's Act.

Chairman.

186. Do you see any objection to giving the same powers to the Metropolitan Board of Works, in dealing with these cases in the first instance, as the vestries have?—From a sanitary point of view, I do not.

187. Why have the vestries never put that Act in force, or why have not you proceeded under Mr. Torrens's Act; it never has been put in force in your district, has it?—It never has been put in force in my district.

188. Has the vestry always refused to put it in force?—No; the history of it is this: when I have made a representation, the matter has passed out of my hands into the hands of the surveyor, and there it has remained.

189. And the vestry have not taken it up and acted upon it?—No.

190. Never?—No.

191. I presume that, in your opinion, if the Metropolitan Board had the same power as the vestries, to close the very ruinous houses which might be included in a general scheme, the result would be that the compensation awarded by the arbitrator, in the long run, would be much less?—Yes.

192. And, in fact, the owners of these ruinous houses have, in many cases, got a great deal more money than they ought to have?—I have no doubt they have.

193. And if the Metropolitan Board of Works had this original power of closing some of the worst houses comprised in a scheme, it would be a great saving of expense, I suppose?—I daresay it would.

194. With reference to these areas, is it the fact or not, that they are unfit for human habitation by reason of the want of air, light, ventilation, and proper conveniences?—Yes.

195. And that diseases are constantly generated there, causing loss of health and death in consequence?—Yes.

196. And so far as the remedy goes, there is this difficulty, that the houses, courts, and alleys, are the property of several owners, and it is not in the power of any one owner to make such alterations as would be necessary for the public health?—Quite so.

197. And therefore it is necessary to deal with it in a scheme, in your opinion?—That is my opinion.

198. With reference to the Nightingale-lane site, is that so bad at the present moment, that any member of the Committee would gain the requisite knowledge to come to an accurate conclusion by visiting that site?—I think they would.

199. You think it would be very much easier to give an opinion as to what ought to be done if the gentlemen who have to come to a conclusion could see one of the sites?—I think so.

200. Is the Nightingale-lane site the one in your district that you would recommend to be visited?—Yes.

O.105.

Mr. Torrens.

201. Have you ever informed yourself accurately as to the real operation of the cubic feet test; have you compared two districts in one of which the cubic space was stinted, and in the other tolerably large, and yet where the results did not appear to coincide with one's natural expectation under the varied circumstances?—In the investigations which I have made I find that when the people are crowded together, the death-rate is higher than the death-rate of the whole of my district.

202. Have you any reason of your own, apart from the general impression that is abroad, for the belief that the cubic space is a test; you say you believe it; why do you believe it?—Because I know, as a sanatarian, that the more cubic space of air we have, the better.

203. There is a great difference of opinion, as we know; my question is rather as to your own evidence; you have not actually experimented upon it, have you?—No, I have not.

Sir James M'Garel-Hogg.

204. Are you aware at all of the composition of the vestry?—Yes.

205. Could you give the Committee any idea whether many of the vestrymen are owners of these small properties with which it is sometimes necessary to deal because of their being in an insanitary state?—I do not think that many of my vestrymen are.

206. Not many of them?—No.

207. Are you aware whether any of them are?—I am aware of one who is the owner of a small property.

208. Is that property in an insanitary state?—It was as regards deficient closet accommodation, and I reported it to the Board of Works, and he was served with a notice to provide extra accommodation, which he did.

209. With reference to the first scheme, which is going on now, have you any complaint, or any observation to make, as to the delay of the Metropolitan Board of Works in dealing with it at once; did they deal with it at once, promptly?—Yes, they did; it was dealt with very promptly.

Chairman.

210. Do you know what these properties sell for; how many years' purchase?—I do not know.

Sir Henry Holland.

211. Can you tell us how many reports you have made to the local authority under Mr. Torrens's Act, that premises are in a condition or state dangerous to health, so as to be unfit for human habitation?—One.

212. Only one?—Only one.

213. Is it because you thought it useless, or is it because since you have been the medical authority their premises have not been in a condition or state dangerous to health, so as to be unfit for human habitation?—It was because I did not meet with success, and I preferred rather to go under the old Nuisances Removal Act.

214. Then the single report that you made not having been a success, you thought it better

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Mr. ROGERS.

[Continued.]

Sir Henry Holland—continued.

to go under the Nuisances Removal Act than under Mr. Torrens's Act?—Yes.

Viscount Emlyn.

215. With reference to the case that you told the honourable Member for Midhurst about just now, nothing was done after your report?—Nothing.

216. Was any representation made to the Secretary of State upon the subject?—No.

217. Not under Clause 13 of the Act of 1868?—No.

Mr. Torrens.

218. What was the date of that report?—I should think about 10 years ago.

Mr. William Holms.

219. Have you formed any opinion as to the effect of want of light upon health in an area such as you describe?—Yes, the want of light is very deleterious.

220. You say in area No. 3 that the houses were built back to back?—That is one of the isolated groups I referred to.

Mr. Courtney.

221-25. By whom were you appointed?—By the local Board of Works.

226. What is the tenure of your office?—It is a permanent office.

227. Are you not removable?—I have my appointment under the seal of the board; I presume I am removable.

Sir James M'Garel-Hogg.

228. It is, I presume, during the pleasure of the board?—Yes.

Mr. JOHN LIDDLE, was called in; and Examined.

Chairman.

237. You are Medical Officer of the Whitechapel district, are you not?—Yes.

238. How long have you held that office?—Ever since the formation of the Board, 25 years ago.

239. I believe, in the year 1875, you made a representation of this Whitechapel Scheme, No. 1?—Yes.

240. That is including Dock-street, Royal Mint-street, and Peter's-court?—Yes, it was called the Rosemary-lane Scheme, which embraced the portion of Limehouse spoken to by Mr. Rogers.

241. It is very near the Tower, is it not?—Yes.

242. It joined the Limehouse Scheme?—Yes.

243. Can you tell us the size of the area which you represented. At page 11, of your report of 1875, you will find it; it is the report ending the 2nd of October 1875?—The area may be roughly estimated as containing six acres, or thereabouts.

244. And what population?—Three thousand seven hundred and fifty.

Chairman.

229. But following up the question just put to you, supposing you had succeeded in inducing the vestry to order all these houses to be shut up in this Brown Bear-alley, the land would still have remained in the possession of the different holders, would it not?—Yes.

230. And they could only have built again on that particular site?—Only on that particular site.

231. Therefore you would not have been very much better off?—No.

Sir James M'Garel-Hogg.

232. Are you speaking really from a knowledge upon the matter. The Right honourable Chairman asked you whether you would not be much better off. You know that the vestries and district boards have power, if the landlords rebuild, to say that they cannot leave little narrow courts. you must improve the locality?—Yes, that is so.

233. Then you would be something better off, would you not?—We should get new houses in place of the old ones, but of course I presumed that was understood.

Mr. Torrens.

234. How many storeys high were the houses that you condemned under Mr. Torrens's Act?—One storey.

235. If they had been rebuilt would they have been rebuilt only one storey high?—No; I should think they would have been built higher than that.

Sir Henry Holland.

236. You are of course aware that, under the 42 & 43 Vict. c. 64, that is the Act altering Mr. Torrens's Act, owners of property can require the local authorities to purchase?—Yes.

Chairman—continued.

245. Can you tell us what kind of population it was?—All labouring persons, many of them engaged in making sacks, some engaged in the docks, and in various other occupations.

246. How many families would that represent?—You may reckon about four or five to a family.

247. Will you describe to the Committee, as near as you can, the state in which the area was when you made that representation?—In many places it was exceedingly bad. I may refer you, perhaps, to a petition which I addressed to the House of Lords in the year 1845, and which petition was presented by the Marquis of Normanby, upon a portion of that locality, the result of which was very good; it was published in the newspapers, and I got the trustees of Whitechapel parish and the Ratcliffe Commission to interfere and do something for the improvement of the place.

248. After these improvements had been made, was it still in an insanitary state?—Very much so indeed; though vastly improved in respect to the paving and drainage, but the houses remained as they were.

249. What age were the houses?—Some of them

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Mr. LIDDLE.

[Continued.]

Chairman—continued.

them must have been 200 years old, I should think. If you can tell me the time the Act passed which compelled the windows to be inside the brickwork of the houses, I can tell you pretty nearly; in those houses they were all flush, therefore it must have been, I should think, about 200 years ago when they were built.

250. What was the sort of area, narrow courts, or what?—Very narrow courts.

251. Was there a great want of light and ventilation?—Yes; and the privy accommodation was in a very bad state indeed.

252. And owing to the want of air, light, and ventilation, and the proper conveniences, in your opinion was that area unfit for human habitation?—It was, in my opinion.

253. Was it owned among a great number of people?—Yes, a great many; some persons owned more than one house.

254. Would there have been a difficulty, owing to the different ownerships, in getting one or two people to put it right?—Yes, it would have been almost impossible.

255. What was the state of health in that particular district?—The rate of health was low, and the rate of mortality was high.

256. Will you look at page 11 of your report, and tell me if this is right: that the death-rate of the population had been excessive, such excess being more than 50 per cent. above the ordinary rate of the entire district of Whitechapel, of which it formed a part?—It was so; I went very carefully into it. It may be rather misleading to say 50 per cent.; some people may read it somewhat differently, but it will come out in that way; 50 per cent. upon the ordinary rate of the district.

257. Fifty per cent. is not simply an expression to show that it was very large, but it is a figure which you worked out?—It was *bonâ fide* so; I went very carefully into these points.

258. What kind of disease were they suffering from?—Mostly scrofulous diseases; marasmus, tuberculosis, and consumption.

259. To what do you attribute the state that these people were in?—I attribute the excessive illness to the want of proper air and ventilation, but, being poor people, there may have been other causes than those.

260. But the want of air and ventilation were the principal causes?—Yes.

261. And want of light?—Yes.

262. In your opinion, is want of light a matter of great importance?—It is well proved to be so, and we know that tadpoles will not develop into frogs unless they get light, and children will be stunted in their growth.

263. Some of these houses ought to have been closed, ought they not?—Yes; and we did get some closed for a time.

264. But then they were re-opened?—Yes, they were re-opened, with my consent and the consent of the magistrates.

265. How did you get them closed?—By applying to the magistrates for an order.

266. Under the Nuisances Removal Act?—Under the Nuisances Removal Act.

267. How many times did you put that Act in force, do you suppose?—I do not know how many times, but a great many times.

O.105.

Chairman—continued.

268. How was it they got opened again?—Simply because they put them in repair.

269. But that did not alter the general structure of the area, I suppose?—No; it was misfortune enough that under Mr. Torrens's Act we could not get them closed, because the surveyor would have power under that Act to make a house what he would consider habitable, but it is the surroundings that make the houses unfit for habitation, and the closeness of the houses together.

270. In your opinion, would it be an advantage that the same authority that had to deal with this whole area should have, at the time it dealt with it, power to shut up the houses which were really and truly unfit in themselves for human habitation?—I should prefer them being taken down altogether. The Metropolitan Board of Works have powers which they have exercised in several cases recently in the Whitechapel district.

Sir James M'Garel-Hogg.

271. Not without the Artizan Dwellings Act?—No, certainly not.

Chairman.

272. But if the Metropolitan Board of Works have the power of closing the worst houses, which in themselves, apart from their situation, are unfit for human habitation, would it materially lessen the compensation they would have to pay?—We have power of getting them closed ourselves; but when they came into the hands of the Metropolitan Board of Works, I urged the Metropolitan Board of Works either to take them down, or to get them closed.

273. If the Metropolitan Board of Works had additional power to close the houses or pull them down, in the first instance, after they take the scheme into consideration, would it not materially lessen the compensation which they would have to pay?—I cannot discuss that point.

274. They could not close any of them without asking the Secretary of State, could they?—No, I believe not. It is a great misfortune.

275. Can you give the Committee any notion of the rents these people were paying?—They are increasing very much lately; they were very much lower some years ago.

276. But in this particular area, before it was pulled down, can you give the Committee a general notion of what the rents were?—No; my impression is, and I can speak from the inquiries I made, that the rents were very high.

277. What do you call "high"?—From 2 s. to 4 s. per week for single rooms.

278. Has the whole of this area been pulled down?—Not yet.

279. Half of it has been pulled down, has it not?—A portion of it has; I went over some houses to-day, very wretched houses in East Smithfield; that is in this particular area.

280. Part of that area has been pulled down, has it not?—Yes, and new houses have been built there by the Peabody Trustees.

281. How many houses have been pulled down in the Rosemary-lane area, and how many persons displaced?—Two hundred and sixteen houses; 2,224 persons; those persons have migrated to other portions of the metropolis.

B

282. Were

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Mr. LIDDLE.

[Continued.]

Chairman—continued.

282. Were any of those foreign Jews?—Not in that particular locality.

283. Were any of them foreigners?—Not many there.

284. What were they?—Mostly Irish.

285. Were they mostly dock labourers?—Yes, and labourers by the water side.

286. Have you any notion where they have gone to?—Not the slightest; I have made inquiry; they have not come into the new buildings, nor have they come into any portion of our district that I am aware of.

287. Do you know whether they have gone across the river?—I cannot say where they have gone; they have left Whitechapel, and I am happy to say that our population has rather diminished.

288. Have you had any complaint from any of the labourers about the docks or the river side, or employers of labour, as to these people having gone away?—Not the slightest.

289. Were there any costermongers amongst them?—Yes, a few.

290. What has become of them?—I cannot say.

291. They have left Whitechapel too?—They have left.

292. Are the Peabody Buildings which are now built, inhabited?—Some of them are, and there are some vacant.

293. By what class of people are they inhabited?—By a superior class to those who have gone away.

294. What sort of persons?—The artizan class, the respectable class of working men.

295. I refer to the Peabody Buildings upon this particular site?—Yes, that is what I am alluding to.

296. Where did the people live who have gone into these buildings?—I cannot say.

297. Do you know whether they have come out of your own district?—No, they have not come out of our own district.

298. Then the houses that they have left will of course be filled up by some other people?—Yes.

299. How many persons are still left on the residue of the scheme, in the houses that were not pulled down?—I cannot answer that question very precisely.

300. There would be about 1,000 or 1,500 left, would there not?—I have not gone into that question particularly, but all that information I could get; I did not think that it would answer my purpose in my report to go into a minute detail of what became of the people; I am engaged in improving the sanitary condition of the locality.

301. Has there been a diminution in death and disease in that locality since that alteration has been made?—Unquestionably.

302. You have no doubt about it?—No doubt about it at all.

303. What, in your opinion, is the amount of cubic space that ought to be allotted to each person in a house?—Three hundred cubic feet in a room.

304. How many cubic feet would be the average which each person had in the area, before it

Chairman—continued.

was touched?—It varied very much indeed; some as low as 126 cubic feet.

305. I am speaking of this particular locality?—Yes, I am aware of it.

306. Were there any lower than 126 cubic feet?—No; I could hardly conceive anything much lower than that; some of the rooms were very overcrowded indeed, and we took proceedings against the landlords, to diminish the number of tenants, with a good result.

307. Are there any other areas in the Whitechapel district as to which you have already made a representation to the Metropolitan Board of Works?—There are several that I should like, but the areas are not of sufficient magnitude to be dealt with under this Act.

308. How many representations besides the Rosemary-lane scheme have you made already to the Metropolitan Board of Works?—Five.

309. Where are those areas situated?—They are situated to the north of Whitechapel High-street, embracing several places there.

310. You mean all round between Whitechapel High-street and Goulston-square, called Goulston-street?—Yes.

311. That has been taken up by the Metropolitan Board of Works, has it not?—Yes, I made six representations altogether. One was rather a small area, relating only to Goulston-street.

312. Now go to the Goulston-street scheme, where is that Goulston-street scheme situated?—North of Whitechapel High-street, to the east of Petticoat-lane.

313. Nos. 7, 8, and 9 schemes, relating to Goulston-street, Fashion-street, and Wentworth-street, those three have all been confirmed by Parliament, have they not?—Yes.

314. Will you tell the Committee with reference to the Goulston-street scheme, how many houses there were, and what the population was?—I can give you the streets embraced in the Goulston-street scheme from the representation I made, in consequence of a memorial which I received, signed by the guardians; "Fashion-street, Flower - and - Dean-street, Keate-street, Upper Keate-street, Keate-court, Lower Keate-street, Thrawl-street, George-street, George-court, New-court, Dale's-place, Fashion-court, Rosemary-court, Wilson's-place, Nelson's-court, and Sugar Loaf-court. All the above-named streets, &c., are in Spitalfields parish. George yard, New-court, George-yard, Wentworth-street, Crown - court, Wentworth - street, Commercial-court, Tewkesbury-buildings, Inkhorn-court, and Queen's-place. All the ten last-named streets, &c., are in the parish of Whitechapel."

315. How many houses altogether?—This area is about 18,382 square yards, and contains about 190 houses, and has a population of about 2,277; which gives about eight square yards on an average to each person.

316. Then in Wentworth street, which you included in the same scheme, there are about 314 houses, are there not; that is so in the Parliamentary Return; we may take it that the whole scheme takes 450 houses; will you describe the area of those 6, 7, and 9 schemes?—I can describe the locality very well. Goulston-street is a narrow street opening from Whitechapel High-street

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Chairman—continued.

High-street, running parallel with Petticoat-lane, and in the centre of it is what is called Goulston-square, where the baths and wash-houses, belonging to Whitechapel, are situated, and the lower end of this street narrows again, and towards the lower end of the street there are one or two very narrow courts of a crowded character, which are exceedingly unhealthy; there is Goulston-court, and Three Tun-alley.

317. Can you tell us the state of health in that district?—They are mostly Jews there; the rate of mortality is not so very high. I do not think that the actual rate of mortality is to be relied on, for many persons go away, and the difficulty is in finding them.

318. Has any part of that area been cleared off yet?—Yes, 21 houses in Castle-alley have been taken down; some of the houses about there have been shut up, but no new houses have been erected there. One of the worst places about there is Castle-alley.

319. Besides the six places you represented to the Metropolitan Board, are there any other parts of your district that you would like to represent?—See Answer to Question 307.

320. How many other parts are there?—I have some places here. You will find them set forth in my report of the 27th December 1879; they are set forth as places which are very unhealthy; but on looking again at my report, I find that they are included in the schemes embraced by the Metropolitan Board.

321. Will you first go to one more which you have represented already; I will take you to No. 25; there are two areas there, Great Pearl-street and King-street?—That is not adopted by the Metropolitan Board of Works.

322. There are about 90 houses there, are there not?—Yes.

323. On the 20th of July 1877, you made a representation as to No. 25, about Great Pearl-street and Grey Eagle-street; it is the small bit marked red upon the plan?—I thought that was very bad when I made the representation to the Metropolitan Board of Works.

324. Can you tell the Committee about the proportion of the area to the number of houses?—Yes, I can.

325. In your report of the 30th June 1877, at page 11, you will find it?—I have it here in my report. This is an area comprising "Great Pearl-street, Little Pearl-street, Grey Eagle-street, part of the east side adjacent to Great Pearl-street, Vine-court, Crown-court, New-court, Wilk-court, Half-Wilk-court, and Diamond-court."

326. From a reference to page 12, you will be able to tell the Committee the death-rate?—The "area is about 8,650 square yards, and contains a population of about 1,050, which gives about eight square yards to each person. The annual rate of mortality in this area is exceedingly high, being on an average of the last three years, 33·3 per 1,000; while that for the whole district of Whitechapel, during the same period, has been 26·4 per 1,000."

327. A little lower down you say, "in confirmation of the unhealthiness of the above-mentioned area, I append the following letter

Chairman—continued.

from Dr. Swyer, one of the medical officers of the Whitechapel Union"?—Yes.

328. Will you kindly read that letter?—Yes. "Dear Sir, I think I can assert most positively, that diseases of a low type, and especially scrofula, and mesenteric disease amongst children, prevail, and always have prevailed to a larger extent than in any other part of my medical district in the locality you have mentioned, viz., Great and Little Pearl-street, New-court, Wilk-court, and Diamond-court, Great Pearl-street, and Crown-court, Vine-yard, and Vine-court, Little Pearl-street."

329. The Metropolitan Board have not taken that scheme up, have they?—No.

330. Do you know why?—No, I do not.

331. It is not a very large size?—It is not a very large size, but it is a pretty good size; it embraces 1,050 persons.

332. Then you made another representation, which you will find in your report of 29th September 1877, about the Bell-lane scheme?—Yes, that is a very important scheme indeed, and one which would lead to very great improvement if carried out.

333. Is that equally unhealthy?—Yes, it is. I do not know whether the rate of mortality is as high as the other; the Jews are certainly not the most unhealthy class who principally inhabit that locality.

Sir Matthew Ridley.

334. Do they require a less number of cubic feet of air than other people?—No, certainly not.

Chairman.

335. I have before me your report of the 29th September 1877, and there is a report upon this place by Mr. Dyte, at page 15. Mr. Dyte points out that this place is a sickly place, and goes on to say, "the Jewish race (by the poorer classes of which these places are for the most part inhabited) are naturally long lived, and the dietary and other sanitary arrangements prescribed by their religion, enable its members to battle for a considerable time against adverse hygienic influence"?—I happened to have been able to test the correctness of that statement during the time of the cholera.

336. Has that scheme been gone on with?—No, that scheme has not been at present commenced.

337. I believe, in your opinion, it is not necessary, and is not wise, that the area that is cleared should be entirely built up again for the class of people who have left it?—I think that would be a great mistake to do so. I condemned many of these places because there were too many people living there, and to put as many people again in the place, is exactly contrary to my idea of the best mode of proceeding.

338. Where are these people to go to if these houses are pulled down; what is to become of them?—That is a question which I have gone into on several occasions, and I have thought much on the matter; I may say that many of the people do not come into the Whitechapel district for the purpose of getting employment; they have other motives for coming into the district of Whitechapel.

339. What motives?—They come from all parts

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[Continued.]

Chairman—continued.

parts of the country; a great many are tramps, and come up for the purpose of begging, some for stealing, and some to obtain the advantage of the charities which exist in London, and many of them to get out of the way and hide themselves.

340. Do many persons get advantages from the local charities?—I think so.

341. And that brings this special class of people to your district?—That is one motive. It is impossible almost to say what the motive of these tramps is.

342. You do not think there is any special class of labour there which brings them?—There are not many attractions in Whitechapel.

343. And you think that it would do no harm if these people were removed elsewhere?—No, it would do a great deal of good to Whitechapel, and no harm to themselves; they would be benefited very much.

344. Which is the worst area in your district, at the present moment, which has not been touched, supposing any Member of the Committee wished to see it?—I should think the area we are discussing now, Bell-lane scheme.

Mr. Courtney.

345. Is it worse than Pearl-street?—About the same; the Pearl-street scheme was taken up by me, being strongly represented to me by Truman, Hanbury, & Co., and various other persons, who urged some proceedings to be taken there.

Sir James M'Garel-Hogg.

346. You were pretty active in sending in schemes to the board, were you not?—I did it because I had been for a long time well acquainted with the locality.

347. You sent in six schemes, did you not?—Yes, I think so; it was five really, because two were put into one scheme.

348. The Metropolitan Board took up four of the principal ones, did we not?—Three, I think.

349. I believe it is four?—Pearl-street, and the other scheme we are on now.

350. Four were taken up, and two left. This No. 25, Great Pearl-street, comprised only 90 houses; do not you think, considering that the board are at work in Whitechapel upon four schemes, that the vestry might well take up this one of 90 houses, and show their activity upon it?—I do not know how they can do it.

351. Can you not represent it to be insanitary?—I have done so, and I have mentioned that we took proceedings against individual houses, but not against the whole area.

352. You could have taken that street, and had it put into proper order, could you not?—I do not think it would be practicable.

353. Why?—In the first place it would throw very great expense upon the locality, and as the whole of London is benefited by any locality that is improved in the eastern and crowded part of London, the whole of London ought to pay for it.

354. As the whole of London is paying for four, do you not think that the Whitechapel people might undertake one under one Act or the other?—I have tried Mr. Torrens's Act upon one

Sir James M'Garel-Hogg—continued.

or two occasions, and have succeeded in getting one or two things done, but they have been done principally by the landlord.

355. As regards drainage, the district board can do that?—That will be done of course; practically all the district I believe is drained, with very few exceptions.

356. This other district is in abeyance; you know we are waiting to see the result of this Committee. That is No. 28, the Bell-lane site, which you represent as being very bad?—I thought it was a most desirable scheme to be carried out, partly in consequence of the City of London having the other portion of Petticoat-lane belonging to them, and they are doing something there, and I thought it would be a grand opportunity for a larger scheme to be carried out by the aid of the two boards together.

357. The last witness said that when he made a representation to the vestry, it went to the surveyor, and generally stopped there; have you found any difficulty in that way, that the surveyor has stopped the matter, or done nothing?—No.

358. You find no inactivity displayed in carrying out these schemes?—No, certainly not; but the difficulty under Mr. Torrens's Act was the unpleasant proceeding that we were obliged to adopt, though quite in accordance with my views, that no payment was made to the landlord. I argued that the only value of the property, in my opinion, was the value of the ground; an unhealthy house I could not consider to be profitable.

359. You consider that there ought to be another basis of valuation altogether, to take away the bricks and mortar, and to take the value of the ground as it is?—Yes, that is my opinion; but not many people would probably agree with me.

360. There are people who say that if the landlord leaves his house in a very bad state, and will not listen to any representations, he ought not to be paid by the public when he is erecting a nuisance?—That is my opinion.

361. Is there a great advantage in your district since these improvements have been carried out, and a good effect upon the health of the people in the district?—I believe so, but I can hardly give facts in proof of my opinion.

362. You said that you did not consider it a wise plan to try to replace the working men of various classes upon the same spot?—I did not say exactly that, if there is room for them; what I said was this, that it was a mistake to require as many persons to be put into that locality as were there before.

363. Have you ever thought of this, supposing land of this character was cleared, that it would be a good plan to sell that land for warehouse purposes, and so recoup the ratepayers the money they have spent, and then try and buy land in other parts of London, where there is a more healthy and larger place, where you could put the people under more favourable conditions?—I quite agree with that.

364. You think that would be a good policy?—Yes.

365. Did you say that you knew anything about where the different people who have been dispossessed

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Sir James M'Garel-Hogg—continued.

dispossessed have gone to; the last witness said they had gone over the water; do you know anything about that?—No, I do not; they have left our district, that is all I know.

Mr. William Holms.

366. In making those representations which you have referred to, have they been made of your own motive, or at the suggestion of the local authority, or of individual persons?—Entirely, I may say, of my own motive, with the exception I mentioned, as regards No. 2 Scheme, which was put in motion by a number of inhabitants living there.

367. You said that you would like to make a representation as to other areas; what has prevented your doing so?—After I heard that the Metropolitan Board of Works were not going to take up either scheme, of course I stopped.

368. With reference to the Doek-street Scheme, you said that the mortality was 50 per cent. more than the usual rate?—Yes.

369. What was the rate of mortality per 1,000?—I have it somewhere, but I cannot tell you without referring to my reports. I find that in the year 1875 the rate of mortality for each district was 26.1 per 1,000, and in some places it was as high as 47.3, and in others 45.9 per 1,000.

370. With reference to the Peabody Buildings which you say have been inhabited by a superior class of artisans, are the rents of the Peabody Buildings about the same as the rents of houses that have been demolished, or higher?—They are a little lower; I have the scale.

371. I notice that so far as regards the three schemes, Nos. 7, 8, and 9, that is Goulston-street, Fashion-street, and Wentworth-street, that official representations were made so far back as the 27th April 1876 for one, and on the 31st May 1876 for another, and on the 26th October 1875 for the third; the date of the Doek-street Scheme is the 27th October 1875; can you tell me, though five years have elapsed, why nothing has been done in the way of erecting buildings?—I must refer you to the Metropolitan Board of Works to answer that question.

372. As far as regards Scheme 28, that is the Bell-lane Scheme, you say you think that is one of the most important representations you have made?—Yes, because it may lead to something of more importance as regards the general improvement of the locality.

373. That representation was made by you as far back as 7th September 1877, four years ago?—Yes.

374. Why has nothing been done in that scheme?—That has not been adopted by the Metropolitan Board of Works.

375. It is under consideration, is it not?—I believe so.

376. Do you know any reason why they have not adopted it; have they given any reason for not adopting it?—I am not aware of any.

Mr. Rankin.

377. I think you said that in the first area we have been discussing, which is No. 2 upon the map, there were about 3,750 labourers, and about five in a family, that would be 750 0.105.

Mr. Rankin—continued.

families; can you tell the number of houses upon that area?—Yes, 450, the average number of persons to a house upon the entire area is about eight per house.

378. Are those houses low or high houses, with few or many storeys?—They are mostly low in that area; some are two storeys high, and some are three storeys high.

379. And you think an equal number of persons could be accommodated if the houses were built higher, with more storeys?—Of course they could be; but I do not think it is very desirable to build those barrack kind of buildings; in case an epidemic disease of a severe character should take place in them, it would be a matter of very serious consideration.

380. Then you think it undesirable to have lofty houses in towns in thickly populated places?—Yes, in case of epidemic disease breaking out there; and, secondly, from the want of sunlight; for these buildings being so high, obstruct the sunlight, and persons cannot exist in health without sunlight coming into each room.

381. You have already stated that the privies were very bad; what is the general nature of the accommodation, house closets or water closets?—They are, for the most part, unsupplied with any machinery for water, for reasons that will strike any person who has experience of the matter; it is impracticable to do so; because of the nuisance which would be occasioned by these machines, when out of order, would be so great from the overflowing of the water that it is not desirable to use them.

382. Are they dry privies?—They are mere pans and traps; the persons flush them out themselves, and if they are stopped at all, or there is anything unpleasant, we take proceedings against the landlord to get them unstopped and attended to; that is the business of our inspectors.

383. You stated that there was a considerable diminution of disease when a certain area had been cleared; I presume you meant there was a greater proportional diminution; that would be expected according to the mere decrease of the population?—It must almost follow that persons would be better in health if they had more free ventilation.

384. You said it was so, I think?—If it is in my report, no doubt I spoke of it of my own knowledge.

385. You stated also that you thought 300 cubic feet was the minimum amount of cubic space necessary for each person, and you said first, if a "house," and then you said "room," having corrected yourself?—In my opinion no person in an occupied room should have less cubical space than 300 feet.

386. It is not quite the same thing, because supposing there are five persons in a house, do you mean that that whole house and all the rooms in it should have 1,500 cubic feet, or that there should be 1,500 cubic feet in the living rooms, and 1,500 cubic feet in the bed-rooms?—Wherever persons live together there should be at least 300 cubic feet for each person.

387. Then it would require that there should be many more cubic feet in the whole house than

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Mr. Rankin—continued.

1,500 cubic feet?—Yes, because passages and staircases may be embraced in a house.

388. You know that persons live in different rooms, at different times, that in the daytime they live in one room, and in the night time they live in another room; do you mean when you say that 150 feet is enough for one living room, and 150 feet for a bed-room for each person, or do you say that it is necessary that there should be 300 feet for each person in each of the rooms that are occupied during any portion of the day?—That is my opinion.

Mr. Torrens.

389. And on the same principle, the cubic test, if it be a test, must be varied in your judgment, according as the house is in a crowded street, or in an open street?—Yes, the best plan is to fix the minimum.

390. That is if you can?—Yes. Unfortunately the Act of Parliament does not fix it for us, and each medical man takes his own view of the matter; some medical men have insisted on 400 cubic feet; and the Clerkenwell Police Magistrate thought that a house was overcrowded if 400 cubic feet was not allowed for each person, but in such a crowded district as that of Whitechapel, it would be impossible for me to adopt that. Therefore I have taken the minimum.

391. And that is an arbitrary figure?—Yes.

392. You stated that the population of Whitechapel was peculiarly and emphatically a drifting population, drifting in from other places?—Yes, we have so many lodging-houses, and the persons who live in some of the old courts have lived there a great many years. I met one woman this morning who said that she had lived there for 25 years.

393. As compared with other parishes in London, you think that the population of Whitechapel is exceptional as being a good deal from without?—Yes, necessarily, we have a great many foreigners, particularly the lower class of Jews, who come and occupy these houses; and I believe that if the census of Whitechapel had been taken at night, if the enumerators had gone into every room, they would have found our population greater than it is, because if you ask how many persons sleep in the house, the occupiers know they must not have more than a certain number, and they will not give the enumerators the precise number. If the enumerators went into the various rooms, and into the cellars, they would have found them occupied. We have made visits ourselves at night to some of these crowded places.

394. And, consequently, where a portion of that population is dispossessed, it may be allowed to find room elsewhere more easily than the dispossessed people of other parishes, where they are more steady in their occupation?—Yes, they do find other places.

395. I understood you to say that one great inducement to recommend to the Metropolitan Board of Works, this particular district which you have described, was because it abutted upon the City?—Yes, that was one reason as regards one scheme.

396. And that the City might be induced to

Mr. Torrens—continued.

contribute?—No, they laid out their scheme themselves; we took the eastern portion, and they took the western portion.

397. I mean they could do it jointly?—Yes.

398. And that is one of your reasons, and a great recommendation of the Act of 1875, that it enables the central board to deal with districts which are individually helpless to compel or to induce each other?—It would be impossible and inexpedient for an individual district to do it.

399. Before the Act of 1875, I believe you endeavoured to induce your vestry to adopt the Act of 1868, so far as it was applicable?—Yes; and succeeded, to some extent, in getting houses demolished by the landlord's own consent. There it was left to our board to carry out the scheme as brought up for our consideration, and unfortunately they appointed a committee to view it. The chairman said, if you like to go you may, but if you make any report, we shall not receive it, we shall take the medical officer's report alone. Some of the members went, and some of them said, what nice houses they were for these poor people to live in. That showed the view of some members of the board; the landlord came before the board, as he was summoned to do; and said, "I quite agree in opinion with the Medical Officer of Health, that the houses are not fit for habitation, and I shall take them down, and he took them down."

400. What year was that?—About 1868 or 1869, when Mr. Torrens's Act was in operation.

401. What happened then?—They were taken down.

402. Had the vestry any power of giving compensation, or of building?—No.

403. If you had had the power, would you have pressed them to carry the Act further?—No.

404. Why not?—It being a very poor parish, the rates are very high; I should be very unwilling to be the cause of mulcting the population in an expense of that kind for the benefit of the whole of London, which I thought at that time would benefit by it; diseases do not stop where they begin, and everybody is interested in having all London healthy.

405. Your view is to throw the burden of dilapidation and rebuilding, and the compensation, upon a general fund?—Yes.

406. Are you drawing your view from the peculiar circumstances of the district with which you have been so long connected?—I say that diseases do not stop where they begin; they go elsewhere, they migrate westward; therefore I think that our westward friends should pay for the improvements in Whitechapel.

407. Do you think that a central board like the Metropolitan Board of Works would be able to reach all the detail of small dilapidations and repair, which local bodies might?—No, I think that where houses can be repaired, the landlord ought to keep them in repair.

408. Who is to make him?—I could do so with the assistance of our local board.

409. But you would leave, would you not, all that compensation, repair, and sometimes the taking down and rebuilding, to local boards?—Yes; if a house is unhealthy a magistrate can order it to be made healthy, and at the landlord's expense.

410. You

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[Continued.]

Mr. Torrens—continued.

410. You would not cast all that detail work upon the Metropolitan Board of Works, would you?—No; the Metropolitan Board of Works, I think, should only have large areas to deal with.

411. And you would not cast the expense of local improvements upon the central board?—Each case must stand upon its own merits.

412. Can you, in your own mind, suggest to the Committee any distinction between what are justly local works of improvement, and works that are to come under the central authority; is there any test that you have thought out which you would suggest to the Committee as a line between the two systems, either as to population, or houses or land?—No; I am perfectly contented with what the Metropolitan Board of Works have the power of doing, and have done, or are likely to do; when they have more power they will do more, I suppose.

413. They have more power than they can exercise, for they find a difficulty in exercising their power from the great multiplicity of work, and the great amount of expense it would entail. Can you see your way to any distinction between the central authority being put into exercise, the expenditure on the one hand, and a local authority controlling the expenditure on the other?—I can only take it in individual cases; if a house is unfit for habitation, that comes under the local board, but a large area would not be undertaken by the local board, therefore we are indebted to the Metropolitan Board of Works for taking up these large areas.

Mr. Buxton.

414. I understood you to say that in the first area, the Rosemary Lane area, 3,750 were displaced, who were mostly sackmakers and dock labourers?—Yes.

415. Do these sackmakers amount to a large number?—They did when I used to go amongst them, particularly; I was the medical officer of the union for a long time; I have been medical officer of the union since 1837, and I was so until the year 1848.

416. Is their occupation of such a character that they must live in that district?—I should think not; the sackmakers live about the waterside a good deal, ropemakers and sackmakers, and persons of that class reside in several parts of London.

417. If they were displaced from this area you were mentioning, do you think they would still be able to carry on their occupation in some other locality?—I think so.

418. And the same remark applies to the dock labourers; they would be able to find occupation to suit their own requirements in other places?—There are now docks in different parts of London; the Victoria Docks at the far east, the London Docks and the St. Katharine's Docks at the east.

419. I understood you to say that many of the inhabitants in the insanitary dwellings of Whitechapel would be benefited if they removed from the district?—Yes, they would get into a more airy situation, and with the facilities for coming by the early trains and the various tramways that we have now, at a cheap rate, their rents

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Mr. Buxton—continued.

would not be increased by removing from Whitechapel.

420. You mean their rents, inclusive of the expense of travelling?—Yes, their rents would not be at all increased.

421. What time do the first trains begin to run by which they can come in the morning?—I do not know at all, but I believe about 5 o'clock A.M.

422. Did I understand you to say that you heard that the Metropolitan Board of Works were not going to take up any more schemes?—I have not heard it officially; it is simply a surmise.

423. When did you hear it unofficially?—I cannot say. I know as a fact that they have not taken up any more.

424. And having heard that, you did not bring any more before them?—No; I should be very happy to do so if they would be carried out.

Sir Matthew Ridley.

425. You say that you have formed an impression that the Metropolitan Board of Works are not prepared to undertake any more of these schemes?—That is my impression.

426. What is your impression of the reasons of the Metropolitan Board of Works; the great amount of business they have to do?—I think it is the expense; I know that the expense has been very great indeed.

427. As you appear to take great interest in these large schemes, and to have a preference for large schemes, I should like to ask whether you have any suggestions to make to the Committee which would remedy the question of expense?—No; I cannot go into the question of expense.

428. You have only gone into it from a sanitary point of view?—Yes.

429. You think it very desirable that one large scheme should be undertaken, as against piecemeal action by small authorities, upon sanitary grounds?—Yes.

430. But you have not any particular suggestions to make to the Committee which would enable the Metropolitan Board of Works more readily to carry out such a scheme?—No; the only suggestion I would make is that when the Metropolitan Board of Works get possession of property, they should complete the work of improvement as soon as possible. Our clerk wrote a letter to the Metropolitan Board of Works in 1879, in which he goes into that question; I coincide with him entirely in the matter. May I read the letter?

Chairman.

431. Yes; we shall be glad to hear it?—This is addressed to the Metropolitan Board of Works.

Sir Matthew Ridley.

432. Is this in reference to the Bell-lane scheme?—No, it was before that scheme; this is from our local board. It is dated the 10th December 1879. "This board desire to record their objection to obligations to rebuild labourers' dwellings as provided by Street Improvement Acts, and by the Artizans' and Labourers' Dwellings Acts for, amongst others, the following reasons: An overcrowded area is condemned for that reason, and yet streets have to be formed, and the same number of people provided for on

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Sir Matthew Ridley—continued.

the contracted area. The high barrack buildings substituted are a grave source of danger in cases of epidemic. The height of such buildings makes them cruelly difficult for the aged and for the infirm. That it is questionable policy to concentrate large populations of any one distinctive element. That centres of overcrowding form in fact some of the most eligible sites for business purposes in the metropolis. That business men formerly resided in London at their business premises, but for the last-mentioned reason they cannot afford to do so now. That the business necessities of the metropolis demand more space and render such space too valuable for residences. That the cost of building barrack dwellings can only be effected by means of two or three existing companies who, having no competition, name their own price for the land. That land thus sold is so sold at prices ruinously below the market value, and one of two results follow, either the tenants will have to pay an excessive rent, or the ratepayers will have contributed to what may be fairly termed an extra poor rate to keep the rents low. That rebuilding dwellings in sections delays the improvements, and from loss of interest vastly increases the cost. It also affords an inducement to weekly tenants to refuse payment of rent. Landlords also refuse to lay out money for any purpose, and the last state of such property becomes infinitely worse than the first, though perhaps at first condemned as being unfit for habitation. That, as a fact, the individuals intended to be benefited derive no direct advantage. Under these circumstances this board urge that you will be pleased to adopt such measures as may lead to relief from such of the present obligations as have the effect of obstructing the completion of improvements, and prevent a fair price being realised for surplus lands."

Sir James M'Garel-Hogg.

433. Is this the answer to the clerk of the Whitechapel District Board of Works, 15, Alie-street: "The Board has had under consideration the letter of the 10th December last, in which you communicated the views of the Whitechapel District Board upon the obligations which this board is under to provide accommodation for the labouring classes under the Metropolitan Streets Improvement Acts and the Artizans' and Labourers' Dwellings Act. The views of the district board are similar to the views which this board entertains, and which it has laid before the Home Secretary. The district board may possibly be aware that as regards the obligations under the Artizans' and Labourers' Dwellings Act the representations made by the Board led to the passing of our Act at the close of last Session, which materially modified those obligations, and the Board will endeavour to avail itself of the provisions of that Act, so that its operations may be as little burdensome as possible to the ratepayers of the metropolis. The Board is still in communication with the Secretary of State on the subject of the obligations imposed upon it by the Streets Improvement Act of 1877.—I am, Sir, your obedient servant, *J. Wakefield*.—The Clerk of the Whitechapel District Board, 15, Great Alie-street, Whitechapel." Therefore

Sir James M'Garel-Hogg—continued.

your letter had nothing to do with the Artizans' Dwelling Act, but with another Act?—The Streets Improvements Act of 1877 and the Artizans' Dwelling Act are both mentioned in the letter which we wrote.

Sir Matthew Ridley.

434. The letter which you have read was a letter sent by your board, of which you are the acting medical officer, to the Metropolitan Board of Works, in December 1879?—Yes.

435. And that embodies, practically, the views which I understood you, in answer to previous questions, to have laid before the Committee?—Yes, I think so. I was present at the time it was written.

Viscount Emlyn.

436. You have told us that some part of the ground in No. 2 district has been cleared and rebuilt?—Yes.

437. Can you tell us the difference in the accommodation provided now to what existed before?—The accommodation seems to be very good indeed.

438. How many persons could that district accommodate now?—The buildings are not completed yet.

439. But I speak of those that are completed?—That is a question I am unable to answer on the spur of the moment, but I will have it forwarded to the Committee.

440. You told us that there were certain buildings belonging to the Peabody trustees which were already inhabited?—Yes; there are some in the Rosemary-lane scheme just now.

441. And you stated that the rents there were lower than they were before?—That is my impression.

442. And you also stated that the rents might have been from 3 s. to 4 s. per room?—I think so. It is not my business as medical officer of health to make inquiries; the information I have obtained upon these subjects has been derived from my inspectors.

443. As regards the rooms that fetched 3 s. to 4 s. per week, what amount of cubic space have they upon the average?—I expect that every one has not less than 300 feet, because if they had less we should take proceedings against them.

444. Each one has 300 cubic feet per man?—Yes.

445. Is that in the old buildings or in the new ones?—Whatever buildings are occupied; in the new buildings they have more than that.

446. What amount would they have in the new buildings?—I can get all this information for you.

Sir Henry Holland.

447. Which is the area you spoke of as being chiefly inhabited by Jews?—That is Petticoat-lane.

448. No. 28 scheme?—I am not prepared with the number.

449. In the returns from the Metropolitan Board of Works, there is one area bounded by Bell-lane and Bell-court, Artillery-street, and Artillery-lane?

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Artillery-lane?—Yes, and known as the Bell-lane Scheme.

450. Are there not a great number of small shops in that area?—In Petticoat-lane there are shops all down the lane on one side, but the back courts, of course, have not any shops.

451. In your opinion, would it not be desirable in an area where there are a great number of small shops and small businesses, that the Metropolitan Board of Works should have power to rebuild, only in better buildings and with better sanitary arrangements, a number of small shops?—There cannot be any objection to that.

452. But that power they do not possess now, do they?—I do not know what power they have; it would be advantageous if they had it.

453. From a sanitary point of view, there would be no objection to replace a number of small shops by another number of small shops, if properly ventilated and properly drained?—I doubt whether the Metropolitan Board of Works would like to turn landlord.

454. From a sanitary point of view, would there be any objection?—Certainly not.

455. I suppose your experience would lead you to say that, from the financial point of view, it is probable that a scheme would pay better which could provide for a number of small shops?—I should think so.

456. The businesses carried on are very profitable, are they not, especially with the Jews?—I expect so, but I am not aware of that.

457. Are you not aware of the amount of compensation awarded in any of these cases?—No, I am not.

458. I rather want to get at the reason why these houses are kept in this state; in the case of individual houses you have the power, have you not, to go to the magistrate under the Nuisances Removal Act, and he can deal with it and insist upon a better sanitary arrangement being made?—Yes; and I may add to that, that any house which is not supplied with water is, by the Metropolitan Water Act, a nuisance; therefore, however perfect the sanitary arrangements may be in a house, if it has no supply of water, it is a nuisance by Act of Parliament.

459. And you take further proceedings against it?—Yes.

460. Are applications constantly made to the magistrates by yourself and other officers of the district?—Not so much as they were some time ago, inasmuch as persons know our powers; we do all we possibly can to avoid taking them before the magistrate. We give ourselves a great deal of trouble in preventing a summons being taken out.

461. If that is so, how do you account for all these wretched houses upon the areas to which you have referred, and which you have reported to the Metropolitan Board of Works; why is it that in each case each house has not been dealt with by the magistrate?—We do deal with a great many; but we have 8,000 houses in White-chapel parish, and more than half of the houses are let out in tenements, about 4,000 houses, and the visitation of such a large mass of houses would require a much larger staff than any sanitary board possesses.

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Sir Henry Holland—continued.

462. Do you give it then as an answer to my question, would you, that the sanitary board had not a sufficiently large staff?—They have not, to carry out the visitation properly. Every house, in my opinion, should be periodically visited; all houses let out in tenements ought to be periodically visited. You can form a pretty good idea of what staff we must have, when you come to think that those periodical visitations must not be at distances of time further than a fortnight at the outside.

463. If you put these houses in a proper condition under the magistrate's order, probably you would not find such frequent inspections necessary?—All we can deal with is, that the houses are free from nuisance, and if a house is free from nuisance, however it may be patched up, we can go no further; we can only take our proceedings again when it gets into a bad state.

464. The patching up is of a very indifferent character, and only temporary?—Of very indifferent character for the most part.

465. That is the reason why proceedings on a magistrate's order are not sufficient?—Yes.

466. Your difficulties are that there is a want of staff, and that the steps taken are only temporary?—That is the fact, that they are only temporary, frequent visitations being required.

467. Then coming to Mr. Torrens' Act, I understand that the reason why you do not proceed under that Act is, first, that you think the whole metropolis should bear the expense, and not merely the district; and that opinion is shared by your local authority?—I will not answer for that.

468. And the second reason is, that no compensation, at all events, until the Amending Act was passed in 1879, could be given to the landlord?—Yes.

469. The second reason has been removed?—Yes, the second reason is removed; but the most important reason has been omitted by you, and that is that these expenses should be thrown upon the general fund, and should not fall upon the local authority.

470. I gave that as your first reason against putting into force Mr. Torrens' Act; that reason still applies?—Yes.

471. And the second reason is removed, because compensation can now be given to the landlord?—Yes.

472. That the expense would fall on the district is practically the reason why no application has been made under Mr. Torrens' Act?—Yes.

473. Though it is admitted, I suppose, that the Act is, as regards very small blocks of houses, far more convenient than an official representation made to the Metropolitan Board of Works, and subsequently under their authority, and under the other Act?—Yes; but the difficulty is starting at the very beginning. I say that such a house is not fit for habitation; it is dilapidated, and it has defective ventilation. A surveyor could come in and say, "Oh! that house can be made perfectly fit for habitation;" therefore, I should be flooded at the very outset, under Mr. Torrens' Act; but we cannot say that a house is unfit for habitation,

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Sir Henry Holland—continued.

habitation, because the ventilation is so defective. Now here is a house abutting upon it, that obstructs both its light and air; so that we could not deal with under Mr. Torrens' Act; it requires to be embraced under a large scheme, under the authority of the Metropolitan Board.

474. Under Mr. Torrens' Act you can deal with any premises that are in a condition or state dangerous to health?—If a house is very much dilapidated, that could be remedied by the surveyor; but you could not remedy the want of ventilation from a building close alongside of it.

475. Surely if the want of ventilation renders a house dangerous to health you can deal with it?—I do not see that; I can show many houses in Whitechapel which are entered by very narrow entrances in a court. The whole court is rendered unhealthy from that cause, and Mr. Torrens' Act would not help us at all.

476. Is the condition of these courts, in your opinion as a medical officer, dangerous to health?—Many are, from want of ventilation, and overcrowding of the houses.

477. If the surveyor reports upon that alley that it is not dangerous to health, contrary to your opinion, what is the step taken by the local authority; are they bound always by their surveyor's report?—Not in reference to a matter of health.

478. Then they come again to you?—Yes.

479. And if you report that it is dangerous to health, why do they not proceed?—Because the houses are unhealthy for want of ventilation, and want of ventilation is occasioned by houses that do not belong to the landlord of the house of which I complain.

480. That means that they should have larger power; a power of taking down houses that are the cause of the obstruction of the ventilation, upon giving proper compensation to the landlord?—Certainly.

Mr. Courtney.

481. Does the Rosemary-lane area comprise a great many houses and courts?—Yes, a great many.

482. I suppose they were not all in an unsanitary condition?—Nearly all in that locality, with very few exceptions. There were some; in Cartwright-street the houses were embraced in the scheme of the Metropolitan Board of Works. Some of the houses there were in a very good condition; they belonged to a very respectable gentleman, and he kept them up exceptionally well; but they are all embraced by the scheme of the Metropolitan Board of Works, and a large amount of compensation, I presume, was given.

483. Probably there would be other individual houses, scattered here and there, which would be in a habitable condition?—Yes, in that scheme there were very few, excepting that portion of Cartwright-street.

484. You have suggested as the means of diminishing the expense, that there should be no compensation for houses where they are in an unsanitary condition?—I cannot conceive why there should be. A landlord who has a house of

Mr. Courtney—continued.

that kind may think himself very fortunate that he is not proceeded against in consequence of the unsanitary condition of his house, and the danger to health.

485. But your contention would not extend to the case of houses which were simply in an unsanitary area; the houses themselves not being in an unsanitary condition?—No; but if it was in an unsanitary area, the house could not be in a very good sanitary condition, I apprehend.

486. It is conceivable that the house in itself is fairly provided, but it is in the centre of a district, the conditions of which are unfavourable to health?—It is possible.

487. The population displaced there is 2,224?—Yes.

488. It was composed mainly of sack makers and dock labourers?—Dock labourers, sack makers, and labourers by the waterside.

489. Where do the sack makers work?—On the premises, in the court; they put a nail into a piece of wood in the shutter, and fasten up their sacks there. They carry on their work in the open air.

490. For what employers do they work?—I cannot tell you that.

491. You do not know where they carry home the work?—No.

492. I suppose it is somewhere in the neighbourhood?—I expect so. The sacks are rather heavy.

493. It would be convenient, I suppose, that they should live in the neighbourhood of the persons for whom they work?—Yes; although now they can come easily by the various conveyances. They would get houses much cheaper away from the metropolis, and the expense of coming up would not make the expense so high as the rents of the houses now.

494. You said Whitechapel had not many attractions?—No, I should think not; not in my idea of what attractions are; but the persons who come there think it has attractions, or they would not come.

495. Are not Whitechapel and Limehouse parts of the metropolis where there is more opening for precarious labour than elsewhere. May not a man get an odd day's work there more easily than in the western parishes?—I do not know that.

496. Is not that a special characteristic of the dock-side labourers?—Their work is very precarious.

497. Where they get an odd day's work?—Their day's work is very precarious indeed.

498. So is the waterside man's?—Yes.

499. And if men, not skilled artisans, come up from the country, looking out for work, they are naturally attracted to that part of the metropolis where this odd day's work can be got?—I should think so.

500. So that in that sense Whitechapel is attractive?—Perhaps it may be.

501. And it is a part of the necessity of their position that they should be near the work, is it not?—Yes.

502. The people who get an odd day's work cannot live far off?—No doubt of it.

503. What

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Mr. Courtney—continued.

503. What time in the morning does work begin in the dockyards, and at the water side?—At eight o'clock.

504. Something like day-light?—Some little time after that.

505. This time of the year, a little after day-light, but in winter, I suppose, almost before day-light?—I do not know the regulations of labour.

506. Have you never seen the dock labourers waiting about the gates?—I have seen them there myself.

507. At what hour have you seen them?—Seven, eight, nine, or 10 o'clock. The gates open at eight o'clock.

508. But the gates are open before that, are they not?—No; but still they crowd round the gates; the men inside, when a job is wanted, call those persons whom they want in.

509. Do you think that labourers who are not regularly employed, looking out for an odd day's work, could get to the place of labour by tram-cars, or railways, or river boats?—We have a great many modes of conveyance now of that sort. It would be better for them if they were to adopt that plan.

510. Do the boats or trains run early enough for them?—Yes; I know the tramcars pass my house at Bow very early in the morning.

511. At what hour?—The tramcars from Stratford, and beyond, pass my door very early in the morning.

512. At what hour?—Between five and six o'clock, I think,

513. They would not be able to get to the docks before seven, would they?—Yes.

514. And the docks are open before that?—I have no doubt the proprietors of the tramcars, if there was encouragement given to them, would run them earlier; it is a matter of pounds, shillings, and pence.

515. You could not get a very large number of labourers of this class by tram?—I cannot judge of the persons by their appearance, but there are a large number of hard-working men who come up by the tramcars.

516. As to the Peabody tenants, what rents do they pay per room?—I am sorry I did not bring the papers with me.

517. They are a different class to the dock-side labourer, are they not?—Yes.

518. What kind of work are they engaged in?—Respectable artizan class.

519. You cannot say where they come from?—No.

520. As to this Great Pearl-street site, of which you submitted a scheme, you made a representation in July 1877; do you know when you understood that the Metropolitan Board would not act upon that scheme?—I do not know whether they sent any notice to me upon the subject; I know the fact that they have not meddled with it.

521. And you cannot remember when you first heard that they would not have anything to do with it?—Yes. In my report for July 1880 (pages 6 and 7) it is stated that the reason for the Metropolitan Board of Works not adopting this scheme is that the area, as defined by me, is too small to enable the Board to make a comprehensive improvement scheme.

O.105.

Mr. Courtney—continued.

522. Have you done anything else in respect of the site since: have you taken any action under Mr. Torrens' Act in respect of it?—No, none.

523. Are the Jews, of whom you have spoken, different in habits of temperance from the Christian?—They are very sober people as a class, and still further, for the most part, they only live in a house by themselves; they do not live in the tenemented houses, if they can avoid it, as the Irish and our own countrymen do; the Jews are very excellent citizens, certainly.

524. Would you make any remark upon their general morality as well as sobriety?—I have not gone into that.

525. Have you a strong feeling against the building of large blocks of houses?—Rather so, for the reasons I stated, that they block up the sunlight.

526. But if you have broader streets in comparison, may not you get the same amount of light in a big house as in a small one?—Yes; but as to sun-light, it would depend upon their height, and the width of the street.

527. With respect to the Rosemary-street site, which was occupied by small courts and rows of houses near to one another, light entering with difficulty into the courts, although the houses were very small and low, comparing that picture with that of large blocks of houses separated by wide roads, would not the light entering the rooms of the large houses be at least equal to the light entering the others?—It is a matter of experience. Houses having a northern aspect are not not so healthy as those having a southern aspect; that is proved by the barracks at St. Petersburg; the buildings facing the north were far more unhealthy than the other parts of the building that looked east or west.

528. Supposing the height of the house did not exceed the breadth of the street before it, would not you allow that in that house an adequate amount of light would be got?—Yes, but we cannot get it.

529. You cannot get a 60-feet house with 60 feet breadth of street, including the pavement?—No.

530. Have the new houses built by the Industrial Dwellings Company broad streets in front of them?—They seem to be well built and well constructed for the purpose, from what little I have seen of them. I have had occasion to find fault with one, and I got it altered.

531. Do you know some of the blocks of houses?—We have one or two of them in our own district.

532. Do you think they are inadequately supplied with light and air?—Those which I have seen are not as regards the passages; the rooms are light.

533. I suppose there is no reason why others should not be built upon the same model?—No, except as you say, that in a house 60 feet high and a roadway only 40 feet or 45 feet broad, the sunlight would be obstructed.

Chairman.

534. You have no Peabody Buildings in your district except those that have just been built,

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have you?—We have some in Commercial-street which were built many years ago.

535. How long have they been built?—They have been built some years now.

536. Can you tell me the death-rate there?—I think I have all that information. The rate of mortality in the Peabody Buildings was 20·8 per 1,000; in the Metropolitan it was 15·7 per 1,000; and in the Improved Industrial Dwellings Company it was 15·2 per 1,000.

537. Will you be good enough to send it to the Committee?—Yes; if you will give me a string of questions that you would like answered, and which may be embodied in my evidence, I shall be happy to furnish the information.

538. Can you tell us from memory whether the death-rate in the Peabody Buildings in London is low?—It is low; I can tell you that; and so it is in the other houses I have alluded to, built by Sir Sydney Waterlow; but I have argued upon that case in this way, that they pick their tenants who go into the buildings; it makes a great difference; it is hardly fair to compare one with the other.

539. And they are under very strict rules also, are they not?—Yes.

540. With reference to the question of compensation; if a house or premises is in an unhealthy state by reason of overcrowding, or from being badly built, or being in bad repair, if they were in such a state as to be any nuisance, if when they were sold, and were taken down, the arbitrator was satisfied that from either of those causes the premises were a nuisance, would you think it right that the arbitrator should determine what should be the value of the house or premises, supposing the nuisance to be abated?—Yes, if the house was in a healthy condition.

541. He should first consider what it would cost to abate the nuisance, and then what he should give as compensation?—Yes; I am certain that a much larger amount has been paid as compensation than ought to have been paid.

542. But do you not agree that it would be right, as the Act of 1879 points out, that they should first see what it would cost to abate the nuisance before discussing the compensation at all?—Certainly.

543. Now, in reference to the improvement of areas, you are aware, are you not, that the Act of 1875 gives power to include in an area other lands than those which are reported to be insanitary if it is necessary for the purpose of putting the bad area into a proper and fit state, to let in light and ventilation, and to take possession of other lands?—Yes.

544. In your opinion is not that necessary in some cases?—Yes, it is very necessary.

545–6. And it may be absolutely necessary to take some property in a perfect state of repair, in order to let light and air and ventilation into the property behind, which is in a bad state?—They can do it under the Act.

547. That is in the Act of 1875, is it not?—Yes.

548. And it may be necessary to provide for the widening of the existing approaches to the

Chairman—continued.

unhealthy area, and otherwise opening out the space for the purposes of ventilation and health?—Yes.

549. Is that, in your opinion, in many cases, absolutely necessary for the purpose of making the area itself in a proper and fit state?—Yes; I am sorry the Metropolitan Board of Works have not carried out that view. My scheme, known as Flower-and-Dean scheme, has been seriously mutilated by the Metropolitan Board of Works, which I am very sorry for.

Sir James M'Garel-Hogg.

550. You said, in answer to the honourable Member for Paisley, that you were not quite sure why the Metropolitan Board of Works did not go on with the schemes; are you aware that we have fourteen schemes in hand, and have you any idea of the cost?—No.

551. If I were to tell you that the cost of those schemes was 1,225,442 *l.*, would you be surprised at the Metropolitan Board of Works thinking it wise to stay their hands for some little time?—As a sanitary officer, I should say, No, they were not wise.

552. It does not signify how much it costs?—No, because I have nothing to do with that.

553. You object to these high buildings you say; are you not aware that by the Act of Parliament, when we clear away a certain number of people, we are bound to replace them in the same area?—Yes, and that is a mistake in the Act, according to my opinion.

Mr. Torrens.

554. With reference to what the Right honourable Chairman has just put to you, as to the low rate of mortality in the high Peabody Buildings, I understood you to lay the great stress of your objection upon the fact that the height precluded, to a certain extent, the admission of light and the circulation of air?—I believe that it must necessarily do that.

555. But, besides that, is it not fair to put down something of that improved mortality to the newness of the buildings, and their freshness and purity?—I should very much doubt it, but cleanliness in dwellings is absolutely necessary.

556. Taking it the opposite way, I understood you to say that in one of the districts which you described to the Committee, one of the aggravating circumstances, in your judgement, was, that they were very old; you said that they were 200 years old?—Yes; they are worn out.

557. Do not such houses necessarily become over-used?—Yes, in a certain number of years.

558. Incurably over-used?—Incurably over-used; they will not repair, and they become dangerous structures.

559. An old house, like an old horse, cannot be made as useful as it was?—No; if you attempted to repair some of the old houses, many of them would fall to pieces.

560. But even with regard to cleansing, there is that in an old over-used house which cannot be cleaned?—I think so. (*The Witness handed in a letter. Vide Appendix.*)

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Dr. CHARLES MEYMOTT TIDY, called in; and Examined.

Chairman.

561. You are Medical Officer of Islington, are you not?—Yes.

562. How long have you been medical officer for that district?—Nine or 10 years.

563. You have sent in an improved scheme representation, No. 11?—It included three representations in one, practically.

564. What number do you call it by?—The first I have called the Angel-court Scheme, the second, the Little Pierrepont-row Scheme, and the third, the Essex-road Scheme; those are the three names.

565. And they are all included in one scheme?—They were included in one representation.

566. Can you point it out on the map?—It is right at the top; 11¹ is the Angel-court Scheme, 11² is the Little Pierrepont-row Scheme, 11³ is the Essex-road Scheme, and 29, I think it is marked, is the other scheme.

567. We will take the Angel-court Scheme first, 11¹; what area is that, and what population?—I cannot give you the area, but there were 78 houses, and a population of 504 people at the time the representation was made.

568. What is the condition of that place?—Exceedingly bad.

569. Will you describe it a little more closely?—The houses were very old; there was no back ventilation to the houses; they were practically dropping to pieces; they were exceedingly dirty, and altogether the houses were very dilapidated, and in as insanitary a condition as it is possible to conceive.

570. Were they very closely packed?—They were closely packed, and yet there was a great deal of space in the centre of the courts.

571. In your opinion the whole place wanted clearing down?—I think there was no possibility of dealing with those houses, except by an Improvement Scheme.

572. Why could not you have dealt with those houses under Mr. Torrens' Act?—As a matter of fact, I have done something under Mr. Torrens' Act with those houses, and we got a great many things done; nevertheless what was clearly needed, was that they should be re-arranged.

573. That the whole space should be re-arranged?—That the whole space shall be re-arranged, was what occurred to me as the chief point.

574. In this particular scheme was there any valuable property that had to be taken in order to let air in?—No.

575. It did not come down to the High-street?—No; there was practically no valuable property in my representation. I am not sure whether the Metropolitan Board of Works did not suggest one or two other houses being taken in, which was done; I think so, but at the same time it was not included in my representation.

576. What kind of people were living there?—They were Irish costermongers, and a large number of the boys seemed to live there who sold papers about the streets, and a great many Irish people generally.

0.105.

Chairman—continued.

577. What was the sanitary state, as far as health went?—As a matter of fact, whenever there has been any diseases in the district, we have always found that those parts were the parts where the diseases were specially virulent, but it does not appear to me that as a mere matter of figures you can prove that the total death-rate of these places shows that they are in a very unsanitary condition. The fact is that these people are migratory; they come and they go; they do not stop there long enough, and I must say myself that I do not think one can judge of the sanitary state of a district by taking the death-rate pure and simple; the matter is to be judged by the general condition of the houses, and the general state of the parts rather than by the death-rates.

578. But if an epidemic does come, it is sure to fall there?—I should not like to say sure, but as a matter of fact the epidemics which I have known have fallen upon one of those courts; I can speak of one which has always been a very bad court, that is Rose and Crown-court. When relapsing fever occurred, I suppose there was not a house in that court where there were not cases of relapsing fever; and I should judge more in that way than I should by the death-rate; I can give you the death-rate, but I do not think it of any value.

579. Do the walls of these places get saturated with disease; are people more likely to catch disease coming into those houses?—Undoubtedly, a wall that is damp is a wall that absorbs material which is capable of acting as a material of disease.

580. As this is a migratory population, is there any reason why, at this particular spot, houses should be built for the accommodation of the same class?—No; I do not see that there is any reason why houses should be re-built for the same class of people.

581. Would it, in your opinion, be an injury to the class to build a different class of house there, and let them go elsewhere?—No.

582. There is no special call for that class of people there?—Not at all; there is no special reason for it.

583. The Metropolitan Board of Works took up this scheme, did they not?—Yes.

584. In what state is it at the present moment?—As a matter of fact, I think four out of the seven courts are at the present time empty, but in the rest there is a notice put up that the people are to clear out within a certain time, and I think about half of that time has elapsed.

585. What length of time is given for the people to get out?—If I remember rightly, it is 13 weeks.

586. Is it not the fact that they are not all turned out at once, but they go gradually?—That is so.

587. The Peabody Trustees are going to build upon that land, are they not?—I hear that they are.

588. Now with regard to the second scheme, will

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[Continued.]

Chairman—continued.

will you describe it?—That is the Little Pierrepont-row Scheme; there were only eight houses in that scheme.

589. Then might not it be dealt with easily under Mr. Torrens' Act?—Yes, I do not say that it might not be dealt with in other ways, but I chose that way.

590. A small number of houses like that might be dealt with in many ways?—Yes.

591. Why did not you get a magistrate's order to shut up the houses?—I can scarcely say that it was a case where one could prove before a magistrate sufficient to justify him in making an order.

592. At the same time you thought it necessary for the health of the place that it should be removed?—Yes, I thought it advisable for the health of the place.

593. Now come to No. 3, which you call the Essex-road Scheme; how many houses are there in that?—The Essex-road Scheme is a larger scheme. I think the total is 265 houses, with a population of 1,052.

594. What state was that in?—A great deal of it was in a very bad state indeed; there were even some wooden houses within that area.

595. Was it in a crowded part?—Yes, it was very crowded indeed in parts.

596. Do you think that that area could be dealt with in any other way than in making a clearance?—I think it was the best method of dealing with it.

597. Do you think that any of those houses before the scheme had proceeded, might have been shut up by a magistrate's order?—Yes, I think so, certainly; some of them might, and as a matter of fact, had I not made the representation to the Metropolitan Board of Works, I should undoubtedly have taken steps in another direction.

598. Was the health of that area in the same state?—I do not think I could say anything about the health of that area, except this, that it again was an area in which if any disease broke out in the parish, it seemed to centre itself.

599. What is the size of that area?—I cannot give it.

600. In that case the Metropolitan Board of Works did take some property that was not bad in itself?—That is so.

601. For the purpose of getting ventilation into the bad place?—Yes.

602. In your opinion is it necessary sometimes to do so?—Not only necessary, but absolutely advisable.

603. In order to get clear ventilation and air into the part behind?—In order to make a complete scheme.

604. In what state is it at the present moment?—A great many living in it have had notice to move, and I cannot say very much about it; one cannot take any very active steps in a case like that so long as one sees that fairly good sanitary and other measures are carried out.

605. In this area what kind of people live?—A great many labouring men, and again a great many costermongers.

606. Is there anything in that particular part

Chairman—continued.

of London which makes it necessary that they should live here?—No, I think not.

607. They would be able to carry on their occupations if they were pushed further out, would they not?—Yes, because I think a great many of the labourers are men who work at the docks, and go there early in the morning from that distance.

608. What distance is it from the docks?—I should think it is $3\frac{1}{2}$ miles.

609. And you think a great many living in Islington go down to the docks?—I know as a fact that a great number are dock labourers.

610. Are there any tramways there?—Yes.

611. Would they go down by the tramway?—I cannot answer that question.

612. I see a place called Peabody-square; are there Peabody Buildings there?—Yes, some model dwellings.

613. How long have they been built there?—I cannot say exactly.

614. Can you tell us anything about the death-rate of the Peabody Buildings, or their sanitary state?—No, I cannot, but I have every reason to believe that the death-rate is not much greater or much less, but I have not worked it out for the last two years specially for any of those buildings.

615. You have made a representation to the Metropolitan Board of Works about another part of Islington, have you not?—Yes.

616. Is that No. 29?—It is No. 29; that is what I have called the Lindsay Cottages Scheme.

617. That is a small scheme, is it not?—Yes, there are only 38 houses in that district.

618. Are they in a very bad state?—Yes, I think they are; and I think that they could have been dealt with in that way better than any other. I do not say it is the only way to deal with those.

619. I see the Board have resolved not to prepare a scheme on account of the limited size?—Yes, so they have notified to me.

620. Have you taken any steps by going to the magistrates?—No, I have found in sanitary improvements sometimes moral pressure on the landlords will do more than anything else, and I have always avoided going to the police court whenever I could. And as a matter of fact we have had only two summonses in the course of the year at the police court. I have always got the work done by bringing what pressure I could to bear upon them without it.

621. Have you applied to the local authority under Mr. Torrens' Act with reference to those houses at all?—No, I have not; I have been successful in getting them put into a fairly good state, by means of the pressure that has been brought to bear.

622. Are they all in the hands of the same owners?—No, they are in the hands of several.

623. What kind of people are the owners of this property in Islington?—A good many of the people live a considerable distance from Islington, and we generally have to deal with agents rather than with the owners.

624. What are they; are they retired shopkeepers?—No, very few of that class as a rule.

625. Are they people who get a very high rate

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[Continued.]

Chairman—continued.

rate for the money invested in these houses?—I do not know anything about what they get.

626. What are the rooms let at?—I do not know at all.

627. Do you know any other area in your district which you think ought to be represented as a scheme?—No, I do not think I should trouble the Metropolitan Board of Works with any further areas.

628. Not even supposing that the Metropolitan Board of Works were willing to receive you?—No, I think I have pretty well exhausted what I intended to do.

629. So that if the No. 11 Scheme is practically carried out, you think your district is done with?—Yes, I think so, so far as schemes of this nature are concerned; of course it is not one of the extremely low populous districts.

Mr. Courtney.

630. I do not quite follow your reasoning about the migratory people and the death-rate; will not the death-rate be perceptible, even though the people were migratory?—It is very difficult with that class of people to fix upon the death rate; they go and come repeatedly; when people are ill they go into hospitals and die there; and then they all move away. Then when a child is ill they think the place is very bad and they move away straight, without saying anything, and the people die elsewhere and so on. I cannot help thinking myself that going into that matter of death-rates in these kind of places is very little evidence indeed as to the health of the people living there.

631. You do not mean to say, do you, that the lower sanitary condition does not mean a diminished locality and less prolonged living?—No.

632. Then it must tell in the death-rate, though you may not catch the evidence in your particular district?—That may be so, but it tells in the death-rate as a whole, rather than on a small confined area.

633. We have received some evidence about the death-rates in Whitechapel and Limehouse?—Yes, I have heard it.

634. Do not you think that that is trustworthy?—Yes, certainly; I can only say that my own experience on the matter is, if I take a district such as that, which I know to be in an unsatisfactory condition, and estimate the death-rate, in my experience in that precise spot, the death-rate does not seem to show that it is so.

635. No doubt in Whitechapel and Limehouse there is the same movement into hospitals as in Islington?—Yes, but there is a difference in this respect that the people who live in Limehouse and in Whitechapel, live nearer their work; there are inducements for people of that sort to go and live there; now there are not the same inducements in Islington for people to come and live there; therefore they do not care so much if they are ill about moving away.

636. It is not easy to move away when you are in a very bad state of health, is it?—It is wonderful what these poor people do.

637. Are there people willing to receive them as tenants under those conditions?—I think so. As a matter of fact these Angel-courts do not show a lower death-rate.

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Mr. Courtney—continued.

638. Is it a not conceivable hypothesis since a higher death-rate is demonstrated in sundry parts of the East, than here where there is no higher death rate, the district is not so insanitary?—I am not at all prepared to say that the death-rate is a test of the sanitary condition of the district; and in any point of view I think that is quite an open question. To give an illustration, take a town and the country adjoining. A boy who is brought up in the country goes to the town, thereby diminishing the country population by one good life; and a man who has worked in the town and has come to the end of his days, comes to die in the country, therefore increasing their population by one bad life.

639. You say there are some dock labourers living in that district; has that class recently come to live there?—I do not know. I am telling you what I have been informed upon that point; I do not know it from my own knowledge.

640. What kind of information have you had?—From the sanitary inspectors.

641. Then I presume you cannot tell how they get to their work?—No, I cannot.

642. Do you know anything about the hours at which the train-cars run?—I do not. I know they run at half-past seven.

643. When an area is taken for an improvement scheme, is any compensation made to the occupiers when they are turned out?—I believe it is a question of arbitration.

644. To the occupiers themselves?—I know some slight compensation is made.

645. When an area is cleared for an improvement scheme it would get known, I suppose, to the occupier?—I presume it does.

646. And to the owners?—It must get known.

647. Do you think these consequences are likely to happen; first that the owners would do nothing to their houses, inasmuch as they are practically condemned, and next that the occupiers would cling to them because they hope to get some little money compensation?—It is very likely.

648. Have you not observed any of those consequences?—I cannot say that I have not observed something of that kind. I certainly have.

649. So that if an improvement scheme is hanging over an area for two or three years, its situation rapidly becomes worse than when first reported upon?—It certainly does not improve.

650. For the reason that the owner will do nothing in throwing away his money?—Sometimes he thinks that he will get more if he does up the houses. I am bound to say that I know in the Essex-road Scheme the case of a man who set to work the moment it was known that there was a recommendation made, and painted the whole of the houses, and even stuccoed the fronts, with the hope of getting more compensation. I do not say that that is usually done, but it may be.

Mr. Brodrick.

651. With reference to the Lindsay Cottages Scheme, which the Board of Works refused to sanction, what was the effect of it hanging fire in that

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Mr. Brodrick—continued.

that sort of way?—I never felt myself very confident that the Metropolitan Board of Works would take up that scheme, therefore I was very strict in that case, and also in Pierrepont-row; I had them well looked after, and did the best I possibly could to carry out the sanitary work.

652. Do you mean as regards sanitary arrangements?—Yes, and directly I knew that the Metropolitan Board of Works would not take them up, I served a great many notices in order to get them done up, as far as I possibly could.

653. Do you notice any deterioration in consequence of their having been left as they are?—No, I think not.

Sir Henry Holland.

654. With respect to No. 29, the Lindsay Cottages site, you say the houses are now in a fairly good state; do you mean at the present time?—I do.

655. But at the time you recommended this scheme to the Metropolitan Board of Works, were they in such a state that they were, by reason of the want of light, air, and ventilation, or proper conveniences, unfit for human habitation?—I consider they were.

656. Have you been able by moral pressure upon the landlords, and without resort to the magistrates, to get the houses put into a fairly good state?—I think so decidedly, and as a matter of fact I have always found it best to adopt that principle as far as I possibly could.

657. I can understand that; but is it the fact, is it not, that at the time this scheme was put before the Metropolitan Board of Works, that is in the year 1878, the houses in your opinion came within the preamble of the Act of 1875; but that since that time you have been enabled by pressure upon the landlords to get them put into a comparatively good state?—Into a fairly good state, but they are not what I should wish them to be.

658. But as I understand, they are not now unfit for human habitation?—They are in as good a state for human habitation as it is possible to put these houses.

659. Does that observation apply to the Pierrepont-row site; have you got those houses put now into a fairly good state?—Fairly good; it is as good as the other.

660. At the time that the scheme was recommended for Pierrepont-row, were those houses distinctly within the preamble of the Act?—Yes, and I should very much have wished that it could be carried out; I know that it was a very small scheme to ask the Metropolitan Board of Works to deal with.

661. That scheme you say might have been dealt with under Mr. Torrens' Act?—Yes.

662. What reason is there for not applying under Mr. Torrens' Act to the local authority?—This reason, that if I can get sufficient improvements carried out without an appeal to that Act, I think it better to do it; I should try that first, and if I failed in that I should go to Mr. Torrens' Act, but having succeeded up to a point, I am disposed to leave it alone. With respect to Pierrepont-row, I am not sure that I shall not adopt it.

Sir Henry Holland—continued.

663. You will see first what moral pressure will do?—Yes; in sanitary work it is a very valuable thing.

664. With respect to the Angel Court Scheme, are there not in that a large number of small shops?—No, there are no shops.

665. Are there any shops at all in the other schemes?—There are a few in the Essex Road Scheme, but not any of any great moment.

666. Now about the number of persons to a house. In the Angel Court Scheme you said there were 78 houses and 504 persons; that is not seven persons to a house?—No.

667. Is that a large proportion of inhabitants to a house?—Everything there depends upon the size of the rooms.

668. Then what class of house do you consider seven persons an over-abundant population for?—I do not count individuals in that way.

669. There are 78 houses and 504 people, therefore that is not seven persons to a house?—No.

670. Are some of those houses very much overcrowded, and have others a very much smaller number of inhabitants; or is the number pretty equally distributed?—No; they are not equally distributed at all.

671. Then in some of the houses there are fewer people than seven?—Yes, I daresay sometimes there are only four.

672. What class of house is it in which there are only four people; that is a very small number?—Generally two rooms, and where the evil comes, with respect to cubic feet for instance, is where all four sleep in a room; in a house where there are only two rooms and four people live in it, it may be overcrowded if they all sleep in one room.

673. One room would be the sitting room and the other the bedroom, and they would all sleep in one room?—Yes; I have been into a great many houses at night and I happen to know.

674. That observation applies also to the Essex Road Scheme, does it not, where there are only four people to a house?—I was afraid I had been informed wrong; it is 1,400 persons.

675. Is the number of houses right?—220 houses is the actual number.

676. Then we may take it that there are 220 houses and 1,400 persons?—Yes.

677. That makes a considerable difference?—Yes.

Mr. Cropper.

678. You were speaking of the landlords whom you have to deal with; you say they do not live there, but at a distance?—Yes.

679. In any case, does a landlord own a whole street?—Yes, in some cases.

680. Have you ever dealt directly with the landlords?—Yes, on many occasions.

681. Because they are people who have some considerable property?—Yes.

682. And one man may own the whole of a row of houses that you want to improve?—Yes.

683. In that case could you not work it under the Nuisance Removal Act, or under Mr. Torrens' Act?—I do not think that the Angel Court Scheme could have been; that could not have been

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been dealt within any other way, but in the case of Pierrepont-row, and in the case of Lindsay Cottages, they could have been dealt with in that way; the only point was that one chose what one thought the best way of doing it; not the only way.

684. In working under those Acts, do you come in collision with the vestry?—No, not in the slightest degree I have never had any trouble with the vestry in that matter.

685. Therefore you choose the Act which you work best under?—Yes.

686. If you thought for the benefit of the population, or for cheapness to the ratepayer, the other Act would do better, you can work under them in your district?—Yes, I am bound to say that I do not think much of cheapness in the matter.

687. You may not, though other people will; but if you had such feelings, you could work under either of the Acts?—Yes, you could do a good deal with them.

688. Do you consider that in the rebuilding of the houses it is an object not to build high houses?—I do, indeed.

689. You see that many of Sir Sydney Waterlow's houses as high; many storeys?—I must say this, that I should hesitate to recommend any scheme that involved the erection of large and many storeyed lodging-houses.

690. What is the average height of any new houses that have been put up; you have not any, have you?—No.

691. What is the height of the present houses?—You must take them as two storeys.

692. You do not want them more?—I should be very desirous of keeping them down.

693. Have you resisted the blocks of houses that have been put up?—Yes, I have seen a great deal of them.

694. And you do not want to see that class of house put up?—Certainly not.

695. For what reason?—There are a great many reasons, I think; first of all we are having the best of them now; they are new, and therefore we have no statistics to prove that they are injurious or doing any harm; but I cannot help feeling what will be the result of the erection of these huge places; congregation always means degeneration; it is a great law which you can never set aside.

696. Do you mean that you do not get rid of the excrement; because, if you can, it does not matter whether the closets are up high or in the back, close upon the ground?—There are many objections to them.

697. Even if you widened the street?—That would improve it.

698. You object to there being so many people to an acre?—Yes, they are very objectionable, socially, morally, and sanitarily; and in every way I cannot see a single argument in favour of these huge dwelling-houses.

699. Taking it generally, are the houses in your district fairly well water-closeted?—Yes; it is not one of the very poor districts.

Viscount Emlyn.

700. Can you tell us what the labourers and costermongers pay in the way of rent?—I have not the least idea.

O.105.

Mr. Brice.

701. Does your objection to raising houses higher go to three storeys?—No.

702. Yours are only two storeys?—Yes; it is when you get these high lodging-houses where many live.

703. What you object to is five or six storeys, and nothing less than that?—I mean the model lodging-house system as a whole.

Mr. Francis Buxton.

704. Do you consider that the unsanitary state of things that you have reported is owing mostly to the improper use of the tenements by the tenants, or to the default of the owners of the property, in negligence and carelessness?—It is due to several causes. First, the original building of the house with no back ventilation is an unsanitary thing, perfectly independently of the landlord, or tenant, or anybody else. Then comes the fact that there is not very much care given in many cases to an unsanitary house: the tenant himself does not pay much attention to it. No doubt that class of people are not, as a rule, very cautious; they throw things down the drains, and the drains get stopped, and we do not hear of it. It is due to several causes.

705. More blame, you think, is due to the owners than the occupiers themselves?—Yes, I think I should take it to be so.

Mr. Torrens.

706. In the working of the Act of 1868, with or without its amendments in 1879, did you find any difficulty arise in connection with the reference of your report to the surveyor?—The surveyor did not always take my view of it.

707. Could you suggest anything in the way of amendment in that Act, which would mend it in that respect, which would give a reference to a surveyor outside?—Yes, I think so. It would be more satisfactory that a reference should be made to a surveyor, who is not a surveyor of the parish.

708. Are you aware, that in the course of the last few years, an immense change has taken place in that portion of the town, on the foot of the hill upon which Islington commenced to stand?—Yes.

709. Certain demolition has been occasioned by street improvements and other matters, which has driven the population upwards?—Yes.

710. And you will not be surprised to find that that district of Essex-road became crowded in a great degree from the overflow of the population from the lower district?—That is so undoubtedly.

711. And that the Essex-road district was to a certain extent in winter time so ill drained as to be, in fact, under water?—That is so.

712. And the death-rate may or may not have increased; but the health of the district has deteriorated?—It is so, and nothing proves it more than the fact that when outbreaks of disease occur, it is in those spots where the outbreaks seem to centre.

713. But I understand you to say, in repudiating the idea, that the death-rate is a test of the deterioration or degradation of the people, that it comes to this in a few words, that men may rot without dying?—That is undoubtedly so.

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714. And

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Dr. TIDY.

[Continued.]

Mr. *Torrens*—continued.

714. And that in that district they were in a state of deplorable decay, where sentence was pronounced upon them under your report?—That is so.

715. I think Sir Henry Hunt gave the adjudication to that district with reference to compensation?—Or Mr. Rodwell.

716. Have you any idea what the opinion of the adjudication was generally, without regard to tenants?—I think satisfactory, decidedly.

717. Would you be in favour in the case of property belonging to small landlords, whose tenants were apparently not well cared for, of taking that from them, and sentencing it without compensation?—No, certainly not.

718. Therefore you approve, do you not, of the additional compensation which was given by the amended Act of 1879?—Yes.

719. Do you conceive that that Act, coupled with the Act of 1878, might be made useful for small districts like Pierrepont-row, either from initiatory difficulties, or where it was found that the Metropolitan Board of Works could not, or would not, take up these comparatively small districts?—That is so.

720. Do I understand that you would work the two systems *pari passu*, one for localities with local control, and the other for greater improvements, extending to more than one parish, under a central body?—Undoubtedly, that is what I should really wish to say to the Committee upon the subject, that there is room for both.

721. One word as to large buildings; without prejudice to those buildings, or to those who have made such great efforts and gone to such expense in putting them up, do I understand you to say that your objection to them is an objection in the direct ratio of their aggregation?—Yes.

722. And in proportion as they are or not populated densely, they become in your mind incapable of being used safely?—I think so.

723. But further, are you of opinion that one objection to building these great buildings, which must necessarily be of a very permanent character, is the very permanence of their structure?—Quite so.

724. And that for the analogous reason that it has been pleaded by many, yourself amongst the rest, that hospitals ought not to be of a permanent kind if it can be helped; that the buildings ought not to be put up with a view to permanency so much as with a view to health?—Yes.

725. Because they require to be continually replaced?—Yes, I have expressed these views many years ago. I am not expressing them now for the first time.

Mr. *Rankin*.

726. As to the matter of light, you no doubt think light is of very great importance?—Very great importance.

727. Do you think there is any drawback to the sleeping-room being below, and the living

Mr. *Rankin*—continued.

room being above?—I think it is a most objectionable thing for any rooms not to have a certain amount of window space as compared with the wall space.

728. That is as regards air; I speak now of light?—Light is window space.

729. As a matter of health, do you think that the sleeping may be below and the living room above?—Certainly not.

730. It is in consequence of the dense forms of the gases; the gases that are noxious, in a great measure, accumulate lower down, and to have a sleeping room, I will not even say underground, it is bad enough, but to sleep on the ground I think is excessively injurious; but to go underground is really sleeping where all the injurious gases accumulate.

731. I think, if I heard you rightly, you said a little time ago that you disapproved of high buildings and preferred keeping them down?—Certainly.

732. And does it not occur to you that it will be better for the person to live in a lofty atmosphere above these gases?—No.

733. Have you made any observation whatever with regard to the health of streets running north and south, or east and west?—No, I have not.

734. Have you no statistics whatever?—No.

Mr. *William Holms*.

735. Would it, in your opinion, be an advantage or a disadvantage, if, in the areas you have to deal with, the Act of Parliament had allowed authorities, who had to deal with buildings, to build elsewhere than on the particular area that had been cleared away?—I certainly think so.

736. As is done in the Act of 1869?—Yes.

737. You said, in reference to the Lindsay-cottages scheme, that you did not feel confident that the Metropolitan Board of Works would take it up?—No.

738. Why did not you feel confident that they would take it up?—Inasmuch as they refused Pierrepont-row on account of the size of it; I found that their views were rather tending to have to do with very large schemes rather than with small ones; I felt that when I drew their attention to a somewhat smaller scheme, the probability was that they would not have anything to do with it.

739. Have they indicated any limit beyond which they will go as regards size?—I think not, but at the same time you could only argue by what they were doing.

740. Have you made any representations other than those upon which you have given evidence?—No.

741. Have the representations to which you referred been made at your own motive?—Absolutely; I must say that I have never had a word said to me either for or against it by the vestry.

742. Are there any other representations which you would propose to make?—No.

Monday, 27th June 1881.

MEMBERS PRESENT :

Mr. Hollond.
Mr. Francis Buxton.
Mr. Courtney.
Mr. Cropper.
Sir Richard Cross.
Viscount Emlyn.
Sir Henry Holland.

Mr. William Holms.
Mr. Leamy.
Sir James M'Garel-Hogg.
Mr. Rankin.
Mr. Torrens.
Sir Sydney Waterlow.

THE RIGHT HONOURABLE SIR RICHARD CROSS, IN THE CHAIR.

Mr. SAMUEL R. LOVETT, L.R.C.P., called in ; and Examined.

Chairman.

743. You are Medical Officer of St. Giles', I believe?—I am.

744. How long have you held that office?—Nearly six years.

745. Have you made an official representation under the Artizans' Dwellings Act, 1875?—I have.

746. That is with reference to the area taking in Great Queen-street, is it not?—Great Wild-street.

747. Will you just name the places?—A part of Great Queen-street, part of Drury-lane, one side of Princes-street, about a fourth of Great Wild-street, Duke-street, King's Head-yard, Chapel-place, Princes-court, Brewer's-court, Wild-passage, Pitt's-place, Orange-court, Lincoln-court, Wild-court, Little Wild-street, and New-yard.

748. That is No. 14 in this scheme, is it not?—Yes, it is.

749. What number is it upon the map?—No. 14, coloured red.

750. Can you tell us what the population is of the area which you represented?—About 93 houses, and 1,679 people in an area of about one and a half acres.

751. Will you describe to the Committee as well as you can the state of things in that area when you represented it?—Briefly, I should describe it as an unhealthy area, consisting chiefly of courts and alleys, in which were a number of badly ventilated and dilapidated houses, soddened with filth, and where both the fever and the death rates greatly exceeded any other part of the district. This is a general description of the area.

752. Will you describe the kind of courts they were, the width between the houses and other matters of that kind?—The courts were chiefly very narrow, some of them had back yards, but many of them had no back yards at all, and the rears almost touched each other; you could almost shake hands out of the back windows of each court.

753. Because the houses were so close together?
0.105.

Chairman—continued.

—Yes, and consequently there was very little light and air, and most defective ventilation.

754. That is to say, defective ventilation, not simply of the houses but of the whole district in which the houses were placed?—It was in consequence of the way they were built; the sanitary arrangements were most defective; the closets were chiefly in the basements, there being no yards to the houses.

755. Do you know whether the houses in that district were owned by a great number of people, or did one person own a great many?—The late Mr. Flight owned some, and there were small owners. The principal court, Lincoln-court, I believe was owned by a Colonel Stuart, one of the descendants of the Pretender, and Lincoln-court was one of the fashionable courts of the period, in Charles the Second's time; and one of the adjacent courts, Pitt's-place, was the site of the celebrated Cock-pit Theatre, the first theatre opened after the Restoration, and was frequently visited by the King and his Court.

756. Do you think that matters could be put straight in that district by calling upon each owner to put his houses in order, or do you require to make a clean sweep of the whole place?—The District Board have made repeated orders under the Nuisances Removal Act upon the owners, but no scheme could touch it unless we put the 1875 Act into force.

757. Will you explain to the Committee upon what grounds you come to that conclusion?—The only other Act that would touch it would be Mr. Torrens's Act, and that would be useless in an area like this.

758. Why would it be useless?—Mr. Torrens's Act would not have removed courts and alleys, and the pulling down of one house would not have improved the ventilation of the whole; and again, it is not every owner who will agree to have his property pulled down; it might be appealed against, even if the Board and its surveyor considered it was proper to do it; but I am positive we could not have taken it under Mr. Torrens's

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Mr. LOVETT, L.R.C.P.

[Continued.]

Chairman—continued.

Torrens's Act. We have done a great deal under that Act, and I am largely in favour of it.

759. Although you have made great use of Mr. Torrens's Act, you think that in an area of this kind it is not applicable?—Certainly not.

760. Had you made any representation to the local authorities as to the houses in this particular area before 1875?—I reported on this area within a month after my appointment as medical officer.

761. You were only appointed, I believe, six years ago?—That is so, but I have known the area all my lifetime.

762. Now will you explain to the Committee, as you have made use of Mr. Torrens's Act and highly approve of it, how you have used it in these kind of places, and the effect it has produced?—The total number of properties dealt with under Mr. Torrens's Act in the St. Giles's district have been 194 houses, of which 44 were improved by structural alterations and 150 demolished.

763. What has happened to those places where the houses were demolished?—As to some of them, the sites remain unbuilt upon, and others have been turned generally into warehouses, greatly to the improvement of the district.

764. I see one has been covered with Board schools?—Yes, that is so.

765. Then the effect of that Act in your opinion is very good and very useful?—Very good indeed, as it has removed the local congestion.

766. Have you had any difficulty with the vestry in carrying out the provisions of that Act?—No, they have encouraged their officers in carrying out everything.

767. The surveyor has done everything under that Act?—He has done everything in his power, I think.

768. Are there other places in your district in which you contemplate making use of Mr. Torrens's Act?—I am staying my hand at present. I consider, with the two schemes we have got under Sir Richard Cross's Act, and the large amount of property which has been destroyed under Mr. Torrens's Act, and with the probability of certain disturbances under the Streets Improvement Act in Crown and Dudley Streets, that, looking at the population, I must be quiet for a little while.

769. You do not think it would do to make too great a disturbance in the population all at once?—I think not.

770. Now let us go back to this particular area; could you tell the Committee the kind of people who were living there when you made the representation?—Perhaps I had better read a paragraph from my own original representation: "The authorities at Bow-street police station say they cannot speak too strongly against the characters of the people dwelling in these courts; they are idle, dissipated, drunken and dirty in the extreme; and, in fact, they are a continual source of annoyance to them. The deputy who looks after the people in Lincoln-court informs me that no sooner is a cover put to the dust-bin than it is removed for firewood; the doors of the water-closets are taken off the hinges for the same purpose, and

Chairman—continued.

the water-cocks are broken off deliberately and sold. The water-closets in all the courts are filthy in the extreme; the people as a rule standing up on them and depositing filth in all directions."

771. What are those people?—They are the waifs of the population, and the commonest kind of labourers.

772. Where do they get their employment?—In inspecting this neighbourhood I asked one of the occupants how much he paid for a room. I think it was 6s. for a single room. I said, "That is a large sum; how do you get your living?" "Oh, not honestly, you may be sure." "Then, what are you?" "Do not you know the men are thieves, and the women are whores?" that was the answer.

773. Do you believe that that is a general description of the class of people living there?—Of three-fourths, I should say. They are the lowest type of labourers, street hawkers, and costermongers.

774. You named 6s. a week as the rent of one room; do you suppose that that is the average rent?—I have averaged it at 5s. throughout.

775. Have you had any communication with your colleagues in your own profession as to the advantage of both these Acts?—Yes.

776. Can you give the Committee their opinion at all?—I cannot speak so much of the 1875 Act. I will give you a paragraph from the Transactions of the Society of Medical Officers of Health, and I think that is the unanimous opinion of nearly all the metropolitan medical officers, and a considerable number of the county members.

777. Will you read it?—"On considering the Artizans' and Labourers' Dwellings Act, 1868, Amendment Act, 1879, as it passed at the end of the last Session, it appeared to differ in some important particulars from the Bill which was submitted to the Society, and its objects were entirely approved of. By the 5th Section of the Amended Act power is given to the owner of any premises who may be required 'to execute any works, or to demolish such premises, to require the local authority, that is the vestry or the district board, to purchase such premises within three months after an order has been made. And by the 12th Section the Metropolitan Board of Works is empowered to put the Act in force in case the local authority fail to do so, and to charge it with the amount of all expenses incurred. The effect of these clauses will probably be that any action under the Act will seldom be taken, as a burden would be cast on the local authorities of compulsorily purchasing premises reported on, although repairs only may be required to make them habitable ('only repairs' I should emphasize), and if this be not done, the Metropolitan Board may interfere, and carry out the provisions of the Act at the expense of the local authority."

778. Still you are of opinion, are you not, that those are very valuable Acts, and you have made great use of them?—Both Acts have done a great deal of good to our district, and I shall work on independently of those clauses when the opportunity occurs.

779. Then,

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[Continued.]

Chairman—continued.

779. Then, as I understand your opinion, it is this, that there are in many parts of London small districts which might be very well dealt with under Mr. Torrens's Act, and you have done so; but there are larger areas in these closely confined courts and alleys in which it is necessary that there should be a large scheme such as that under the Artizans' Dwellings Act of 1875 and 1879?—Yes, I think both Acts can be worked satisfactorily all over London.

780. Was the whole of your scheme No. 14, that I have before me, the Great Wild-street scheme, taken up by the great Metropolitan Board?—No.

781. What part was taken up?—The scheme as it stands now takes 93 houses; my scheme comprised 227 houses.

782. Your original representation was much larger, was it not?—My original representation was much larger, and nearly three times the number of people would have been turned out.

783. Will you give us the whole of your original representation?—Two hundred and twenty-seven houses, 3,897 people, and an area of $5\frac{1}{2}$ acres.

784. Is it represented by what is coloured red upon this map?—Yes.

785. Do you still hope that the Metropolitan Board of Works will take up the other half?—Yes; but if I were to make a fresh representation I should leave out a number of good houses that I put in the old one; as it would be a waste of money to purchase them.

786. You will probably at some time or other make a fresh representation as to the other part in an amended scheme?—I should very much like to see the other side of Wild-street taken down.

787. Have you made any other representation under those Acts in your district?—Yes.

788. What is that?—Little Coram-street in the parish of Bloomsbury, No. 23 in the scheme.

789. How many houses were there in that scheme as you originally represented it?—The original representation included 119 houses, 1,027 people, and an area of $2\frac{1}{4}$ acres.

790. Was that area inhabited by the same class of people as those in the other area?—Half of it was.

791. What was the other half?—Cab owners and people of a better class.

792. What would be the rent of the houses in that area?—I should think the worst rooms would average about 5s., and the better portion would be more, only they were under lease.

793. That was unhealthy too, was it?—Not the better portion, but the worst half was a noted fever den for a long time past.

794. Has that scheme been taken up by the Metropolitan Board?—A portion of it.

795. The worst portion of it?—The worst portion of it.

796. Could you have dealt with that area under Mr. Torrens's Act?—The same answer will apply to that; they were narrow courts below the level of the street; you have to go down through a kind of hole to them, they were *culs de sacs*.

797. So that, in your opinion, the whole thing
0.105.

Chairman—continued.

will have to be regularly cleared in order to make a good scheme of it?—Mr. Torrens's Act would have been perfectly useless in that particular case.

798. Do you think that in the two places you have mentioned it would be necessary to provide, in any new arrangements, for the whole of the population, or would it be sufficient if you provided for a certain portion of them only?—I think that it is not quite right to put as many people back into this area as we turned out.

799. Do you think that there would be any great inconvenience felt in the district if some of them had to find accommodation elsewhere?—Not the slightest in our case; it is a great boon to the district.

800. I speak of the people themselves?—These people could get a living anywhere; they are no particular class of labourers, or trade.

801. Some part of these schemes have been pulled down already, have they not?—Wild-street is nearly rebuilt.

802. Can you tell the Committee at all where those people who were turned out have gone to?—Some have gone over the water, some to Hammersmith, and to various other localities; many of them were of the lowest class of Irish, and they are in the habit of flocking together, in my experience of them in London.

803. They are migratory?—Yes, but they get together again.

804. Was it a settled population, or were they continually changing?—Most of them change; I think it is a changeable population, to a certain extent.

805. May I ask you, in conclusion, in general terms, do you believe that in the areas which you have alluded to there were a great number of houses, courts, and alleys, which by reason of the want of air, light, and ventilation, and proper conveniences, were unfit for human habitation?—Yes, they come under those headings.

806. And that fevers and other diseases were constantly generated there, causing death and loss of health, not only in the courts and alleys, but also in other parts of the City?—Yes.

807. On account of their being likely to spread?—Yes. If we had typhus fever in the district it was sure to be in Lincoln-court, and houses adjacent to it, and nowhere else. The death-rate in Lincoln-court was nearly 40 per 1,000, against 25 for the whole district, and against 17 for one of the other portions of the district, viz., St. George, Bloomsbury. I was very accurate over those figures; I went very carefully over the books of King's College Hospital, and took out the deaths of patients residents of this court, and added them to the deaths registered in the district.

808. And owing to the fact that these alleys, courts, and houses are the property of several owners, it is not in the power of any one owner to make any such alterations as would be necessary for health?—No.

809. Are there any other places in your district to which, in course of time, you would be inclined to apply the Acts of 1875 and 1879?—There might be.

810. But if these two places were cleared off,
D 3 you

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[Continued.]

Chairman—continued.

you think you would have done all you could under that Act?—I think the district would have done all their work when you add these two schemes of houses under your Act to the number of houses under Mr. Torrens's Act. I should like to hand in also a Table, which I have drawn up, of the amount of sanitary work carried out in the district during last year, which is a fair average (*handing in the same*).

811. You mean under the Nuisances Removal Act?—Yes; and besides this, in a small district like ours, there have been something like 10,000 visits and inspections of houses, and of these there were 1,246 houses put into order, of which 500 were cleansed. But this does not represent the total number, because I should think at least 500 orders were attended to without any written request by the Board.

812. You seem to have been pretty active in the sanitary arrangements of your district?—My Board has been.

813. Can you give the Committee any results in the matter of health; is your district much improved?—The death rate was only 16 per 1,000 last month over the whole area of St. Giles.

814. What used it to be when you first went there?—In that particular year that I reported it was 25 per 1,000.

Mr. Courtney.

815. Last month was a very exceptional month, was it not?—As a general practitioner I do not think I have been busier in the month of June than I am now.

Chairman.

816. What was it last year?—There is the death rate of the district from 1858 to 1879 (*handing in a Statement*).

817. In 1879 it was 22·5; what was it last year?—The death-rate for 1880 was 23·7 against 22·2 for all London; that is, 3 per 1,000 above the average for the whole of the United Kingdom and 1·5 above the average of the whole of the metropolis; so that it shows that St. Giles is not so black as it is painted.

818. And you reap great benefit from your action?—Yes; and the zymotic death-rate (which is most important) for England and Wales was 3·22; for London 3·7; and for St. Giles' 3·5; including deaths in hospitals, for I go and take the deaths in the hospitals of parishioners, and add them to our registered deaths in the district.

819. Do you know anything about any of the Peabody Buildings as regards health?—We have a large model dwelling near my house. It belongs to the Industrial Dwellings Company.

820. What is the death-rate in the building?—I cannot say, but the health of the place is very good indeed.

821. Will you be good enough to put in afterwards the representations that you made about both the schemes?—Yes; and will you allow me to say that as medical officer I am greatly in favour of these buildings, because it produces a little discipline amongst the people. In the case I have just mentioned we have no trouble with the people in sanitary matters.

Sir James M^cGarel-Hogg.

822. I believe you brought in two schemes before the Metropolitan Board of Works, did you not?—Yes.

823. One Wild-street and the other Little Coram-street?—Yes.

824. You represent that a portion only of Wild-street was taken?—Yes.

825. And you agree that a certain portion of that which the Metropolitan Board rejected contained houses which are really not proper to be pulled down under that Act?—With my present experience of the working of the Act, I should not think of including them.

826. Under fresh experience you think that we were perfectly right in what we did, do you not?—Yes.

827. Is it not the fact that the Metropolitan Board of Works adopted the whole of the Little Coram-street scheme?—Yes.

828. Did we not fight it before Committee?—Yes.

829. And we were beaten?—Yes.

830. And I think it was altered?—Yes.

831. Then again the Metropolitan Board of Works did all they could to carry out your views?—They fought very well indeed.

832. Therefore, I may judge that you are perfectly satisfied with the action that the Metropolitan Board of Works has taken with reference to the two schemes which you brought up?—I think in both cases they worked most energetically.

833. Have you brought before your Board, before or after the passing of the Act of 1875, any small schemes which you thought might be brought in?—I have.

834. The result of the schemes that have been carried out under these various Acts is that your area is becoming nearly or quite as healthy as the rest of the metropolis?—I think so.

835. With regard to large buildings, the Peabody Buildings and others, I understand you to say that you have no trouble with them; is it the case that a better class of people come in these and leave the poorer buildings for the lower class of people, such as those you described, in answer to the Right honourable Chairman?—I should be surprised indeed if the people who lived in the Wild-street area were to be allowed to come into the new buildings. If they did they would soon become as bad as they were before; they do not use the houses, but those who lived in Lincoln-court abused them.

836. You say that you consider the health of the district is very much better, and you do not agree with the witness who says that these large buildings are prejudicial to the health or convenience or morals of the people?—That is not my experience.

Sir Sydney Waterlow.

837. Did I rightly understand you to say that this Little Coram-street scheme had been fully carried out as you represented it to the Board?—The Metropolitan Board of Works endeavoured to carry it out, but it was contested by one of the principal landowners, the Duke of Bedford.

838. With what result?—We lost a portion of the scheme.

839. Has that portion which was confirmed been

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[Continued.]

Sir Sydney Waterlow—continued.

been carried out?—Not yet; the houses are standing principally.

840. Has it been passed by the Metropolitan Board of Works; is it to be carried out?—Yes, the Act has been passed confirming it.

841. But they have not commenced operations?—No, except that the people themselves are pulling down some of the houses in this neighbourhood.

Chairman.

842. They are not inhabited, are they?—Yes, they are; we have had to shut up several.

Sir James M^c Garel-Hogg.

843. You cannot say that the Metropolitan Board of Works have not commenced operations as to Coram street; we have been going into a variety of legal questions, have we not?—I do not know about that; I am sure you are doing your best.

Sir Sydney Waterlow.

844. I do not ask as to the legal point, a question I presume that you could not answer. As far as you can see, has anything been done in pulling down the houses of that part of the scheme which was confirmed?—Certain houses have been pulled down, because they were obliged to be, or they would have tumbled down.

845. Have they been pulled down by the local authority?—By the Metropolitan Board of Works.

846. But at present no steps have been taken to replace the houses?—No.

847. To come back to the Great Wild-street scheme; that has been fully carried out, has it not?—Yes.

848. The land has been let and houses built upon it?—Yes, and nearly finished.

849. Have you been able to obtain the death-rate for any period since the new buildings have been occupied?—They are not occupied.

850. Are none of them occupied?—No.

851. Can you tell the Committee how much of the whole area included in the Wild-street scheme was, previous to the confirmation of the scheme, uncovered with houses, and how much is uncovered with houses now?—In the original representation one acre was an uncovered public way, and $4\frac{1}{2}$ acres private property. I cannot tell what the representation made by the Metropolitan Board of Works is, because it is greatly reduced.

852. My object in putting the question is, in order that the Committee may know to what extent there is a larger open space in the condemned area now as compared with what there was before it was condemned?—I believe the open space is larger.

853. Was the whole of the space taken by the Peabody Trustees?—I believe so.

854. Then, probably, we can get the evidence from another witness; I think you told us that the death-rate for 1879 was 22.5, and for 1880 23.7 per 1,000?—Yes.

855. As compared with a much higher rate in previous years?—Yes.

0.105.

Sir Sydney Waterlow—continued.

856. Do you attribute the lowering of the rate to the removal of the old houses in the condemned area?—Yes, and the removal of the density of population.

857. Do you consider that the reduction of the death-rate arises from the removal of old houses and the substitution of new ones?—From both; from both the removal of the houses and from the removal of the population.

858. Can you tell me what was the population on the condemned area before it was condemned, and what is the population now, supposing all the rooms were occupied in the new buildings?—I believe it will be about the same.

859. Then there will be the same density of population for the area?—In that particular area; but I say that would be too great. I have answered the Right Honourable Chairman that we ought not to have so many people put back as were turned out.

Chairman.

860. Do you approve of the principle of the Act of 1879, by which the Secretary of State may waive that condition that there must be as many people as there were before?—Yes, I think it is a wrong principle to admit so many back.

Sir Sydney Waterlow.

861. Do you know how many you have in this condemned area?—I cannot tell you; but the density of our district is 219 to the acre against about 50 for all London. There are 679 people to an acre and-a-half in the Wild-street area.

862. But if the buildings in which the people formerly lived were only two or three storeys, and the streets very narrow, if the streets are widened and the buildings are raised to five or six storeys, could not you put a larger population under perfectly sound sanitary conditions, even on the same area?—Yes, but I think it would entail another floor to this, and now it is a very high building, six storeys in height.

863. May I take it that you do not object to the accommodation of the same number of people upon this area under the circumstances under which they are now housed in the new buildings?—I have not seen the new buildings nor have I seen the new rooms; I have not been over the place, and could not answer off-hand. It would be, I think, a very different state of things in rooms that are kept in sanitary order.

864. Have you not yet examined whether even in these new rooms there is proper cubical area for those who live and sleep there?—The buildings are not completed, they are in the workmen's hands.

865. Are there any buildings in your district that have been erected and occupied yet?—No.

866. You said that you thought under Mr. Torrens's Act, or the Nuisances Removal Act, the necessary improvements in your district could not have been effected?—Not in this particular area.

867. Are you of opinion that you require all the four Acts of Parliament, the Streets Improvements Act, Torrens's Act, the Nuisances Removal Act, and the Artizans' Dwellings Act

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[Continued.]

Sir Sydney Waterlow—continued.

of 1875, if the work for improving the condition of the poor people and getting rid of the fever dens is to be properly carried out?—Yes; and the Nuisances Removal Act requires to be made more stringent.

868. You told the Committee that the average rents in district 14 were about 5 s. per room; have you ascertained that by personal inquiry?—My sanitary inspectors have inquired about that.

869. Are you aware that in the Peabody Buildings the average rent per room is very little over, if over, 2 s.?—I have not heard that; in the model dwelling-house I have mentioned near me, the rent of two rooms is about 7 s. 6 d. That is under the Industrial Dwellings Company.

870. You tell the Committee that you think we ought not to put as many people back into the district as we turn out, because they can get their living anywhere; but is it not necessary, where wealthy people live, that poor people should live also, who could do the work necessary for their comfort?—Yes; but in addition to the poor people that have been turned out of the district, we have got 63 common lodging houses, in which there are 2,328 persons, many of whom we do not know what work they do; they are merely common labourers. We are too full of poor as it is after turning away all these people from the condemned houses.

871. Is there not in your district a large amount of trade carried on by a large number of shopkeepers?—Yes; but there is no specific trade, I think. The largest trade near us is carried on at Covent Garden Market.

872. There are a large number of shopkeepers, are there not?—Yes.

873. Do not they all want persons at a small rate of wages continually helping them?—Yes; they would, common labourers, perhaps; but, as I have said, many of the lowest class of labourers still live in this district.

874. Is there not in every large city a large number of the poorest and very lowest class?—Yes.

875. Is it not desirable to build accommodation for them near to their work?—Quite so.

876. And must not the work be where the trade is carried on?—Yes, certainly.

877. And, although no specific trade can be pointed out the general trade is large, taking it altogether, is it not?—Yes; but these people, I say, can get a living anywhere; you are not throwing any great responsibility upon them by shifting their lodgings.

878. Have you any knowledge of the nature of the suburbs of London; do you think people of this class can get their living in the suburbs where there are very few shops, and where 19 houses out of 20 are private houses?—I daresay labourers are required in every place; I speak upon medical grounds when I say it is a great relief to the districts as to health in getting rid of the density of population. I think it is a hardship to the poor.

879. I pressed you upon that point; do not you think the same number of people could be accommodated upon even one of your unhealthy areas, if the conditions under which they live are

Sir Sydney Waterlow—continued.

entirely altered by the houses being pulled down and fresh healthy houses erected for them?—It would be very much better; improved houses will improve the condition of the people.

880. Have you any knowledge of the death rate in the houses built by the Industrial Dwellings Company, the Peabody Buildings, and the houses built by the Society for the Improvement of the Dwellings of the Poor over any period of years?—In my district in those houses the death rate is not larger, or so large.

881. If you were told that it is under 17 per 1,000 over a period of 10 years, should you doubt the accuracy of that statement?—No, if brought fairly before me I should not doubt it; I could not believe that my district was 16 per 1,000 during the last month, if the figures had not proved it.

882. You say that in Bloomsbury your death rate is only 17 per 1,000?—Yes, but that is a very different district.

883. I suppose that is an area where you have principally private dwelling-houses?—If you wanted a healthy house to live in, I should say you could not take a better one than in Russell-square.

884. May not houses be built for working people in which the death rate may be as low as it is in Russell-square and Bloomsbury-square?—Yes, certainly; and I think you will greatly improve the death rate by having large buildings, because the people will be kept in sanitary order.

885. And you may reduce it from 40, which it was in Lincoln-court, to 17, which it is in Bloomsbury-square?—I do not expect it to be quite that, but I expect to reduce it to 20.

886. When I tell you that, for 10 years the average death rate over such a population in the Improved Dwellings has been under 17 in the 1,000, would you accept that statement?—I think it is very probable.

887. Will you tell the Committee, from your experience as medical officer, whether the disease rate is not very much lower when the death rate is so very much lower?—Yes.

888. And when these sick poor people of the class you describe are ill, are they generally maintained by the rates during their illness?—Certainly not, in these industrial dwellings.

889. That was not my question; I ask whether, when the poor people of the class you describe are sick, have they generally to be maintained out of the rates?—I should say so.

890. Then if we can lower the disease rate materially, we reduce the charge upon the rates, do we not?—Certainly. Our relieving officer says that last year he gave away bread four times less in quantity than he did the year before.

891. These are just the points I want to bring before the Committee upon the authority of an officer holding the position which you do in a very important district in London. You know that the saving which arises to the rates by the reduction of relief in consequence of the reduction of disease would be of great importance, would it not?—That has always been my argument in carrying out the 1875 Act.

892. And any expense in carrying out the 1875 Act ought to be, not perhaps, exactly in pounds, shillings, and pence, but ought to be considered

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[Continued.]

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considered as a balance against any cost in carrying out the Act?—I think so, certainly.

893. I think you told the Committee that in these large blocks of buildings the sanitary condition was better, because the people were brought under more supervision and control?—Yes, there is a doorkeeper or manager to look after them. I have the sanitary regulations here (*producing the same.*)

894. I want generally to ask you this question; have you any knowledge of the form in which these houses are constructed; do you know the arrangements of the rooms and the staircases?—Yes, the staircases are fire-proof, to begin with.

895. Are they not entirely different to the arrangement of staircases, in ordinary houses?—I only know that they are fireproof.

896. Have you ever been up any of them?—Yes, I am frequently in the very house I have mentioned.

897. Is not the staircase outside the main-wall?—Not in this house; it is not one of the Peabody Dwellings.

898. Have you seen any of them outside the buildings?—Yes, I have.

899. As medical officer, I want you to tell the Committee whether you think that the tendency to the spread of contagion is not materially lessened by preventing a staircase being through the centre of a building?—Certainly.

900. In an ordinary 10-roomed house, if you had fever in the basement, you would expect fever all through the house, would you not; the contagion would spread up the staircase, would it not?—It might.

901. But if the house is built with an external staircase, would there be the same liability to the fever spreading?—I think it is a capital arrangement for poor peoples' dwellings.

902. Are you aware that in the houses I speak of, the ventilation is all lateral, and from the bottom to top?—I believe it is.

903. And that consequently any smell or contagion upon the first floor, could not pass into the second floor?—I believe not.

904. Is not that one of the reasons why you can put a large number of people upon a small area under good sanitary conditions, and better sanitary conditions than they could be in the ordinary sort of small houses?—Certainly.

905. Then may I take it generally that in your opinion there is an advantage rather than any objection to the erections of blocks of houses with flats as dwellings for working people?—I should like more of them in my district.

906. In your judgment do those buildings help to prevent the spread of the disease?—I think so; according to my experience I do not see anything in them to cause the spread of disease, but rather the reverse.

907. Were you medical officer for the district during the period of the last small-pox epidemic in the metropolis?—No; previous to my being appointed medical officer of St. Giles's, I served my sanitary apprenticeship in the adjacent district of the Strand. I was house-to-house visitor in 1854, during the great cholera epidemic; and I had then to perform the same duties as an inspector

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Sir Sydney Waterlow—continued.

of nuisances has to do now, plus the medical work; after that I served 15 years' hard medical work in the Poor Law department in the Strand Union, and over that horrible net-work of courts and alleys, the present site of the new law courts, considered one of the worst areas in London; so that practically, the best part of my life has been spent in visiting the poor and their dwellings.

908. Do you remember the last small-pox epidemic in the metropolis?—Yes, in 1871.

909. From your large experience of the way in which contagion is spread, can you tell me whether you find, by your own knowledge, or from what you have heard from any of your colleagues, whether there were any cases of contagion spreading in these large blocks that were then occupied?—I cannot answer that question.

910. Did you say that they were desirous that the original scheme for Wild-street should be carried out?—I did not say as an entirety; but I should like another portion of my original representation carried out.

911. Do you think that necessary in order to improve the healthy condition of the district to which you are attached?—I do; the property is rotten. I do not think anything can be done with it without an improvement scheme.

912. And in your opinion it can only be completed by putting the Artizans' Dwellings Act of 1875 into operation?—I think so.

913. Have you given any attention to the cost of working the Artizans' Dwellings Act of 1875, as represented by the Metropolitan Board of Works?—I do not consider that in my department.

Mr. William Holms.

914. Were the official representations made by you with reference to the Wild-street scheme and the Little Coram-street scheme, made at your own motive, or at the suggestion of the local authority?—Certainly, I made them myself; I know the district well, and before I was medical officer of health I had a seat upon the district board.

915. As to the first scheme, the Wild-street scheme, not only were the houses much crowded together, but also the people in the houses were crowded, were they not?—No, the houses were not overcrowded, in my estimation; if they were we could have remedied that by the Nuisances Removal Act; we do not allow overcrowding when we find it out.

916. Let me understand what you consider overcrowding; what was the worst case of overcrowding that came under your notice in a room; what is the amount of cubic feet of air that you require?—We require 300 feet for each adult, and that is about the average throughout London.

917. Was that carried out?—It is a most difficult thing in a district like ours to detect overcrowding; we frequently get it by anonymous communications. Under the Nuisances Removal Act the inspectors are only allowed to visit the houses and premises between nine o'clock in the morning, and six o'clock in the evening; but many of the people are away from home then.

918. Have you ever had an opportunity of visiting the houses between 12 at night and four in the morning?—I have.

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919. What

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[Continued.]

Mr. William Holmes—continued.

919. What have you found then?—I have found people sleeping on the stairs.

920. But what is the most crowded condition in which you have found any room?—I never found a case of overcrowding, because, knowing who I was, they would deceive me.

921. The houses, I understand, were very much crowded together?—They were.

922. What might be the width of the lanes or alleys in that district?—You could almost span across them; they were a little more than a hand and a half across.

923. What is the average height of the houses?—Two stories high.

924. I should like to have this question more clearly answered, though it has been asked already; supposing those houses are swept away, and houses built of five or six storeys, giving, consequently, much wider streets or alleys, do you not think that that insanitary district might be made perfectly healthy?—Yes; but you would not provide for the people. I cannot follow the question exactly.

925. Supposing that area to be cleared away, and instead of a number of two-storey houses, closely crowded together in the very narrow alleys, you have one third the number of houses three times as high, and consequently giving much wider spaces between them, might not you house all the people that were there before, and make an insanitary district into a sanitary one?—I do not think so if the court should remain there of its old width.

926. If, instead of having 24 houses, each of two storeys, with very narrow alleys separating the houses, you had eight houses three times the height, and consequently your alleys and areas were much larger, do not you think that all the people that had been in that district before might be accommodated, and the district which had been insanitary might become sanitary?—Yes, probably it might.

927. You have told us the death-rate in the Wild-street district; what is the death-rate in the other scheme, the Little Coram-street scheme?—The death-rate in the whole parish of Bloomsbury, in which that portion is situated, was 18·83 at the time I made the representation, and the Little Coram-street death-rate was 27·2.

928. You referred to a portion that could not be proceeded with, owing to the opposition of the Duke of Bedford?—I did.

929. What might be the area of that district?—It was nearly an acre.

930. How many houses were there?—About 63 houses.

931. And how many people?—I believe the original representation included 1,027 people; the present Act of Parliament provides for 1,000. There were two large open spaces that were originally cleared under Mr. Torrens' Act, which will allow for a certain number of houses being built upon them, and which is allowed for in my representation.

932. About how many people, would you say, were in that district which was not included?—I cannot say.

933. Was that portion as much in need of

Mr. William Holmes—continued.

being improved as the portion you are actually improving?—No, it was the best half.

Mr. Holland.

934. With reference to Mr. Torrens's Act, you said you dealt with 194 houses?—Yes.

935. When was that, before the Amending Act of 1879?—Yes, all of them.

936. Have you dealt at all with any property under the Amending Act of 1879?—No, my hands have been full.

937. You had not used the Amending Act at all?—No.

938. You said you did not consider that you could pull down any courts or alleys that were a *cul-de-sac* under Mr. Torrens's Act?—Not under the original Act.

939. You can do it under the Amending Act?—I know we can.

940. But you have not put it in force?—No.

941. With reference to the population, I think you said that most of the people that have been displaced have been dispersed into different places, some went to Hammersmith and some across the water?—Yes.

942. And you do not consider there was any necessity that that population should remain upon this spot in St. Giles?—No.

943. You think you were well rid of them?—I think we were well rid of them.

944. You were asked also whether it was not necessary that there should be a certain amount of labour of poor persons in the neighbourhood of the richer population?—Yes.

945. Have you heard whether there has been any scarcity of labour in consequence of that population having gone away?—No, there are plenty of vagrants about the streets in the district who could act as common labourers.

946. There is no scarcity of labour to the shopkeepers in consequence of that dispersion of the population?—People cannot get errand boys in consequence of the school boards, but nothing else to my knowledge.

947. With reference to the population which has been dispersed, is there any case of hardship which has come to your knowledge?—None, excepting that I have heard people complain that there has been a difficulty in getting lodgings, and I believe that has been great.

948. But no definite case of hardship has come to your knowledge?—No.

949. Have rents risen in consequence?—Decidedly.

950. And you have a better class of population, have you not?—I cannot say that; rents have risen with everybody.

951. You do not attribute it specially to the clearance that has been made?—No, I think it is owing to the wages being larger, but the working man's expenses are heavier.

952. With reference to the new blocks, you consider, do you not, that they are more healthy because the people are brought under greater control?—I do.

953. Have you found that at all an unpopular thing with the working classes themselves?—

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Mr. Holland—continued.

The large building that I mentioned is always full; that is the only building that I know of, as being near our district.

954. And there, you say, an ample demand for lodging in the building in spite of the control exercised?—Yes, I have heard that there are applicants several times over for the new buildings.

Mr. Rankin.

955. Can you tell me whether there are a number of artizans in your district, who do not get regular work?—It has been a very hard winter, and I have heard more complaints about men being out of work this winter than I have heard in my lifetime.

956. Is that from want of work?—Yes, from the general depression.

957. You think, that upon the whole, there is not a surplus of labour here?—No.

958. Do you know anything of the rents charged for the cottages put up by the Labourers' and Artizans' Dwellings Company in the suburbs of London?—No, I do not.

959. You have had some knowledge, I think, of these new buildings which have been put up in blocks; have you any figures that you can give, or have you made any observations as to the health in the upper or lower rooms?—No, I have not any.

960. Do you happen to know whether the rents of the upper rooms are higher or lower than than the rents of the lower rooms?—I do not know; I have heard that the upper rooms are more sought after than the lower ones.

Mr. Torrens.

961. When were you appointed medical officer?—Nearly six years ago, just after the passing of Sir Richard Cross's Act.

962. I think you told the Committee that Coram-street was first undertaken under Sir Richard Cross's Act?—There were two cases there, I think, dealt with under your Act.

963. I speak of the district as a whole?—Yes; that was so.

964. Do you know what took place under Dr. Ross, your predecessor?—Yes.

965. What did Dr. Ross propose to do with Coram-street before the passing of the Act of 1875?—I do not know anything as to Coram-street; I know he condemned certain houses in Abbey-place, adjoining Coram-street.

966. But I speak of the whole district?—I do not know that he condemned the whole district.

967. Was any project laid before the board of directors of Bloomsbury for the demolition and repair of Coram-street?—I never heard that it was so as to Coram-street; I heard mention of Abbey-place; but the medical officer died, and the surveyor became blind, an unfortunate state of things which stopped the whole proceedings.

968. That was not the cause of the prevention of the scheme being carried out, was it; there were other objections in connection with the property, were there not?—I do not know of any.

969. You have spoken, as I understand you throughout your evidence, of this district, as Bloomsbury?—Yes.

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Mr. Torrens—continued.

970. It is two united parishes, is it not?—Yes.

971. But these two parishes are altogether dissimilar, are they not?—Yes, very.

972. When you spoke of the average death-rate of the district, as compared with the average death-rate of Coram-street, did you speak of the average death-rate of the two united parishes?—I compared Little Coram-street with the death-rate of Bloomsbury parish, not St. Giles's district.

973. But the population is very different, is it not, in the two parishes?—Yes.

974. What is the difference; what is the population of St. Giles?—The population in 1871, of St. George's, Bloomsbury, was 17,843; of St. Giles, South, 19,089; of St. Giles, North, 16,437.

975. Your evidence is that the population of St. Giles is double the population of St. George's?—Yes.

976. And the difference of the average that you have furnished, is, of course indicated by the difference between the two parishes?—Yes.

977. In St. George's what houses or districts have been pulled down under the Act of 1868?—Two courts which provides the open space in the Little Coram-street scheme.

978. I am not speaking of Coram-street; that was done after the Act of 1875; I speak of the interval between 1868 and 1875?—Those are the two courts, Coram and Russel-places; there were about 30 houses, I think, there.

979. That was under the Metropolitan Board of Works, was not it?—No, under the Act of 1868, but the area was afterwards included in the representation made in 1876 under the Act of 1875.

980. And they are the only ones?—I think so.

981. What population did they contain?—I cannot tell you that.

982. About how much?—I have no idea; it was before my time; I should think they were thickly peopled.

983. Can you tell the Committee what was about the total dispossession of persons in St. George's parish, first under the Act of 1868, and then under the Act of 1875?—I have no idea what it was under the Act of 1868; it was all done before my time.

984. Can you give me it under the Act of 1875?—One thousand people would be dispossessed in my representation.

985. Have houses been provided for any of these as yet?—No, not under that scheme; the houses have not yet been pulled down.

986. Now with reference to St. Giles; can you tell the Committee the number of persons dispossessed under the Act of 1868, when these houses were demolished?—I cannot tell the number under the Act of 1868, but they numbered many hundreds.

987. Have any of them been provided with houses?—No.

988. You furnished your board of directors with a return of the figures for the last decade in April last?—Yes.

989. Will you put in that return?—Yes. (*The same was handed in.*)

990. You appear by this report to have stated that

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Mr. *Torrens*—continued.

that there is a dispossessed population in the decade, arising under the combined influence of Sir Richard Cross's Act and mine, of between 8,000 and 9,000 persons. Do you adhere to that figure?—Yes, I am very pleased we have got rid of them; I think it has been a great relief to the district.

991. In that report the directors' attention was called to the fact, if I read it rightly, that the district was very much improved, but that a great hardship was inflicted upon these dispossessed persons who were turned adrift without habitations?—I do not read it so.

Chairman.

992. The report says, "In my experience the application of Torren's Act in this district, by sweeping away unwholesome houses, has certainly improved it, but it has also turned numbers of the poor adrift to seek for lodgings in other parts of the metropolis"?—That is the report.

Mr. *Torrens*.

993. I understood you to say that it was no hardship upon these people who were sent adrift, because they could find work somewhere?—It is a certain amount of hardship for people to be turned out from anywhere.

994. You say it was good riddance to the parish, and the parish were well rid of them; and when the honourable Member for Maidstone asked the question whether these people were not suffering great hardship from being turned from their work, you said you supposed they could get work somewhere; therefore it was no hardship?—It is a hardship, certainly.

995. Have you any idea, as medical officer, where these people went to?—Yes, I find that some of them went over the water, and some went to Hammersmith, and some to other places.

996. Hammersmith is a couple of miles distant, is it not?—Yes.

997. Do you know how these people earn their bread?—I should be almost afraid to say; I should say anyhow, they are the lowest class of labourers; I do not think they get their living by any particular calling.

998. Not the 8,000 people?—Nearly all of them are labourers; I do not think there is an artisan amongst them.

999. Is there not an immense bulk of the population of London who earn their bread as seamstresses and charwomen, and by other occupations of that sort?—I should not like to have any of them as charwomen in my house.

1000. As a matter of taste, you mean; are all these people vagrant?—Three-fourths of them are.

1001. Are they thieves?—I should not like to say that. It is a curious fact that the common lodging house serjeant told me that on the eve of the Derby the lodging houses were nearly cleared, showing that they are a travelling population.

1002. Does that apply to all the lodging-houses?—That was the fact told me about our own district.

1003. I understand you to say that you think

Mr. *Torrens*—continued

the parish well rid of them, and that they were pretty sure to get work elsewhere; and that it was no hardship?—Just so.

1004. As regards the height of buildings; in calculating the effect of the change from low buildings and narrow courts, to high buildings and wide street, have you taken into account the difference of light, and the difference of air in the lower stories?—I have never gone into that question; I have never been consulted on any one matter of detail about the arrangements of these houses, and I do not think any medical officer has been.

1005. Without taking these things into account, do you apply the average space, indicated by what is called the cubic space, as a test of health, and the possibility of nourishing the children; is it the same thing physically whether a family is in a small court and in a small house, or at the top of a high building in a wide street?—No, I do not think it is.

1006. Is this doctrine of the test of cubic space really applicable or not?—No, I do not think it is altogether; you want less cubic space in a healthy house than you do in an unhealthy one.

1007. In other words you do not apply this test of cubic space as a rule?—No, you do not in London; you must wink at the absence of a good many cubic feet in some of the houses.

1008. Then, I understand that you, as a medical man, would not say that cubic space is any test of health?—No, it is not altogether. It is one of the laws of health that a person should have so many cubic feet, and the more you can allow him the better.

Viscount *Emlyn*.

1009. You stated that the population of one of these districts had shifted to Hammersmith, and over the river; how do you trace the population?—I am so informed; I cannot answer it as a fact, I am only told so.

Mr. *Cropper*.

1010. In the district you have looked into can you tell us whether many of the houses have separate landlords, or whether the landlords own the whole row of houses?—There are many separate landlords, but some of them hold many properties, I believe.

1011. But you could not say that a whole street in any part of your district belongs to one landlord?—The whole of Lincoln-court, I believe belonged to Colonel Stuart.

1012. Would the Nuisances Removal Act be sufficient to clear away this evil?—It has been tried; but it did not remove it.

1013. Not even when the whole street belongs to one man?—No. If you proceed under the Nuisances Removal Act to improve the houses on the Monday they would be found on Saturday as bad as ever.

1014. That is because the population remains the same?—Yes; and from their dirty habits.

1015. Supposing you had the same people in the better houses that are to be erected, you would soon have the same things happen?—They would ruin Buckingham Palace, or any other good house.

1016. It

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[Continued.]

Mr. Cropper—continued.

1016. It is the people, and not only the property that you want to improve?—We want to improve both.

1017. You could have improved the properties under the Nuisances Removal Act, but the people would bring them back again to the same condition?—Yes.

1018. You think the new houses, and the order in which the company's houses are managed, will oblige the very worst class to go away altogether?—If they remain they must conform to the regulations of the places.

1019. It is the people and not the properties that are the cause of the evil?—Yes, in a degree.

Sir Henry Holland.

1020. Are we to understand that your principal reason against putting Mr. Torrens's Act into force is that under it you cannot remove houses which are not in themselves a nuisance, but which ought to be removed for the purpose of providing ventilation to a court or alley?—I should prefer Mr. Torrens's Act, because it is simpler, and takes less time in carrying out, but it could not be put into operation in the network of courts that are described in this particular area.

1021. And is the reason why it cannot be put into operation that you cannot take down houses that are not in themselves nuisances merely to ventilate the area?—Yes, if you built them up again on their own space they would be as bad as ever regarding ventilation.

1022. But under Mr. Torrens's Act you are not bound to build up again, are you?—No, but the ground would remain clear.

1023. What is the real reason against Mr. Torrens's Act; it is not merely the size of the area, because you can take a small area, and apply Mr. Torrens's Act, cannot you?—There is no reason at all against the application of Mr. Torrens's Act in our district; we have worked well under it, but in this area there is great objection. I do not believe that if we pulled down any houses in this area we could improve the neighbourhood by putting up fresh ones; the courts would still remain.

1024. But under Mr. Torrens's Act, equally as under the Artizans' Dwellings Act, you are not bound to build up again?—No. If they are not built up again the ground will be clear.

1025. Is that why you prefer the Artizans' and Labourers' Dwellings Act as against Mr. Torrens's Act, that you want the ground clear?—I do not consider that you could work such a scheme as this under Mr. Torrens's Act.

1026. Why is that?—Because it consists of so many courts and alleys; and if the houses had been demolished and been rebuilt, the same defective ventilation and the same evils would have remained.

1027. Supposing the houses taken down are not rebuilt, that objection would be removed, would it not?—It would be.

1028. Therefore it is not necessary to rebuild the houses under Mr. Torrens's Act, and your objection cannot hold?—No; but I think that is a very serious omission in the Act.

1029. But you are not bound to build up under Mr. Torrens's Act, are you; or under the

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Sir Henry Holland—continued.

two Acts together you are not bound to rebuild in exactly the same way that the houses stood before?—Then it would be no improvement to the district if you left it an open space.

1030. Do you desire to see it kept an open space, or to see it rebuilt?—For the benefit of the population of the parish it ought to be rebuilt.

1031. I misunderstood your objection; I thought that under Mr. Torrens's Act you said you could not leave an open space, but you must rebuild?—I did not say that.

1032. Then your objection to Mr. Torrens's Act was not that you were obliged to rebuild, but that the houses would be in the same place, and that therefore you could not get better ventilation?—My objection to applying Mr. Torrens's Act in this particular area is that it consisted of so many courts and alleys, in which there was such a large amount of property that it could not be dealt with properly under that Act. You require a demolition scheme to pull down every house, and to improve it by rebuilding on it.

1033. And you think that the powers of demolition under Mr. Torrens's Act are not sufficient?—I think not; it is not everyone who will agree to have his house pulled down.

1034. If he does not agree he can appeal, can he not?—Yes.

1035. But I assume that in each case the house is one that ought to be demolished, and that the appeal would be given against the owner. You can get demolition under Mr. Torrens's Act, can you not?—With very great difficulty; there is very great difficulty in getting an order for demolition confirmed at the sessions.

1036. Then is that the real difficulty in working Mr. Torrens's Act compared with working the Artizans' Dwellings Act?—Undoubtedly it is one of them.

1037. I rather gathered from you that you did not consider that the Amending Act of 1879 improved Mr. Torrens's Act?—I think it would be a capital Act if the two sections were altered.

1038. One section being the power to require the purchase of the house?—Yes, and specially when there is a repairing order.

1039. As regards that, you are aware, are you not, that the owner can only require the purchase of the house when the local authority order him to execute works or to demolish it?—Yes.

1040. At the same time the local authority have, as you are aware, power simply to order the shutting up of the house?—Yes, I know that.

1041. In that case the owner cannot require the local authority to purchase it?—No.

1042. I want to know whether in any case the local authority have tried to put that screw on to the landlord and ordered the house to be shut up?—We have not done any work under the new Act at present.

1043. The power of the local authority to order a house to be shut up is under the original Act, is it not?—I believe they have applied it in my district, but not under any of my representations.

1044. Under Section 18 of the Act of 1868, the local authority can either order the premises to be shut up or to be demolished, or they can execute the works; but they cannot be required

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to purchase when they only order the premises to be shut up; have they ever exercised that screw upon the landlords?—I believe they have in our district.

1045. Can you say what the result has been?—No.

1046. In the first scheme to which you referred, No. 14, are there any number of small shops and small businesses carried on?—A few in Drury-lane and Princes-street.

1047. If those shops are taken down should you desire to see small shops again rebuilt, though with better sanitary arrangements, and with better buildings?—I understood they were to be, and I hope they will be.

1048. Have you ever considered the question whether it might not be desirable to give the Metropolitan Board of Works power to rebuild such shops, and, in fact, to become landlords of those rebuilt premises?—I thought they were to be shops in this particular area.

1049. But they are built by third persons, not by the Metropolitan Board of Works; is not that so?—Yes.

1050. You would desire, as I understand, to see the small businesses continued on the premises?—I think they are necessary.

Mr. Francis Buxton.

1051. I understood you to say that certain premises had been shut up in your district, but not at your representation, under the 1868 Act?—Yes.

1052. At whose representation have they been shut up?—Partly by myself, and partly by my predecessor, Dr. Ross; there were houses shut up under Mr. Torrens's Act.

1053. As a rule, I suppose all the improvements that have been made under Mr. Torrens's Act, or under the Act of 1875, have been made at your representation?—The two representations under the 1875 Act were under my representation, and about half the properties under Mr. Torrens's Act were mine, and the rest were my predecessor's.

1054. And, as I understand, those representations were made by you entirely upon your own responsibility?—Yes.

1055. Your attention has not been called by other persons to the improvements required, but you have acted entirely upon your own responsibility, have you not?—Quite so.

1056. As to the population displaced, do you believe that many of those persons have returned to the district for work?—Yes, some of them are coming back to their old quarters; I do not know it; I have heard so.

1057. Are some of them coming back to reside?—Yes, displacing others.

1058. And I understand you to say that you think it is hopeless trying to reform some of these people who are turned out of the condemned dwellings in their manner of living?—Quite so.

1059. That, in fact, no dwellings, however good, could be made satisfactory if they had them?—Quite so.

Mr. Courtney.

1060. I understand that the Great Wild-street scheme, as finally settled, was smaller than the Wild-street scheme, as suggested by yourself?—Yes.

1061. What part was approved, and what part set aside; is it the part east of Great Wild-street that was approved?—The part west of Great Wild-street was approved.

1062. And the part to the east was left untouched?—Yes, and the portion north was not touched.

1063. The portion abutting on Great Queen-street?—Yes, those are all good houses adjoining the Freemasons' Tavern.

1064. That is east of Great Wild-street, is it not?—North-east.

1065. Has anything been taken on the east side of Great Wild-street?—No.

1066. And the portion on the west side does not run up to Great Queen-street?—No.

1067. Does it come flush out to Drury-lane?—Yes.

1068. On what principle was one taken and the other left?—The condemned part was considered the worst property.

1069. Do you suppose that every house in that place which has been taken could be demolished under Mr. Torrens's Act?—Yes.

1070. Could not the whole of that area have been cleared under Mr. Torrens's Act?—No, there were houses in Drury-lane that I should not have touched.

1071. All but the frontage?—Yes, all the interior and the back could have been taken.

1072. Was that court to which you referred, Lincoln-court, in the interior?—Yes.

1073. Embedded in the mass of houses?—Yes.

1074. And that is the reason why it would be useless to touch that alone?—Quite so.

1075. But if the whole of that area were cleared, except the frontage houses, there would be under Mr. Torrens's Act no responsibility upon any public body to have it re-covered with houses?—No.

1076. And the landowners could build houses again or not, just as they pleased?—Yes.

1077. And if they built them, they could build them subject to the Metropolitan Buildings Act?—Yes.

1078. They could not have rebuilt them *in situ*?—I think not.

1079. So that your objection, that they would have to rebuild them, leaving only the same courts and alleys, is not valid?—If you rebuilt them, the same objection would apply; you would have the same defective ventilation for the people living in the houses.

1080. You can demolish the houses and get the space cleared under Mr. Torrens's Act, I understand you?—Yes.

1081. And the difference between Mr. Torrens's Act and Sir Richard Cross's Act is this, that the first leaves the landowner free to rebuild, and the second imposes upon a public body the duty of seeing that something is rebuilt?—Yes.

1082. But the landowner would not have been able to rebuild at his pleasure; he must have rebuilt

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built subject to the Metropolitan Building Acts, must he not?—Yes.

1083. And those Building Acts would have secured the ventilation that is now wanting?—I suppose they would.

1084. So that as far as the blue area is concerned, which has been worked under Sir Richard Cross's Act, it might have been all done under the joint operation of Mr. Torrens's Act and the Metropolitan Building Acts, might it not?—I never saw it in that light.

1085. But do you see any objection to that view as it is now before you?—I cannot say that I follow you in that.

1086. You have actually demolished 150 houses under Mr. Torrens's Act, have you not?—Yes.

1087. And the population of the district is diminished by 8,000 persons?—Eight thousand.

1088. And you are satisfied, are you not, that the district has been much improved by the removal of those persons?—I think so.

1089. I am not sure that I quite follow out your thoughts, but it appears to me that you would be of opinion that the world would be improved if these people were all removed out of it?—Yes.

1090. They are not workmen or workwomen at all?—Some are, but very few.

1091. You do not know where they have gone?—I do not.

1092. Or how they get a living under their present condition?—I do not.

1093. The Peabody trustees are going to build, or are building upon this site, are they not?—They are building.

1094. And the houses belonging to them are very strictly regulated, are they not?—I suppose so, and I hope so too.

1095. Have you heard any objection with regard to the severity of the regulations?—No, I have not; I do not know the regulations.

1096. Are you not aware of any class of the population that object to going to those houses, because they do not want to be over-ruled in all the details of their life?—These very people that are turned out, I do not think would be regulated, but a better class would be only too glad to come under these regulations.

1097. You say there is a demand for these rooms over and over again?—Yes.

1098. Have the rents of the houses of the Industrial Dwellings' Company gone up?—I think not, in the one I mentioned.

1099. But you are not acquainted with the operations of those companies, are you?—No.

1100. And you do not know whether the increasing demand has caused the rents to be increased?—It is very likely, but I cannot say.

1101. The Coram-street scheme has not been carried out in its entirety, as I understand?—No.

1102. The portion that was not removed is the portion that is in a tolerably good condition, is it not?—Yes.

1103. It was in fact the improvement scheme that was objected to?—Yes, it was the improvement scheme.

1104. What ground did the Duke of Bedford take as his objection to that?—Many grounds; he objected chiefly that the property was not insanitary.

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Chairman.

1105. And that when the leases all fell in, he meant to treat it himself?—Yes, that was the general ground.

Mr. Courtney.

1106. Do you know what would have been the difference in cost of dealing with the Great Wild-street area, under Mr. Torrens's Act, or under Sir Richard Cross's Act?—I do not know.

1107. Do you know whether, under Mr. Torrens's Act, any compensation would have been given to the owners of the houses as they were demolished?—None.

1108. Would there have been under Sir Richard Cross's Act?—I have not studied the figures much, but I should say that the people have been paid too well for the dilapidated houses.

1109. Under Sir Richard Cross's Act there has been compensation, and under Mr. Torrens's Act there would be none?—The landowner ought not to have a premium for keeping his houses in bad order.

1110. He ought not to be paid for them if they are in an insanitary condition and uninhabitable?—Certainly not; and deduction should be made for their bad condition.

1111. That is a fault, is it not, in the working of the Act, but not in its provisions?—Yes, I suppose it is.

1112. You say with respect to Coram-street that some part which is condemned is still inhabited?—Yes.

1113. What condition is it now in?—In the worst possible condition.

1114. Is it getting rapidly worse?—Yes; and that is one of the things in the Act of 1875 that requires amending, for the moment that any property is condemned, and is likely to come down, a spirit of lawlessness prevails with the population, and the landlords will not do anything; it is no use applying the Nuisances Removal Act in a case like that. The people in the Coram-street area are really removing some of the houses; they began by removing a closet one night.

1115. Do you mean that the occupiers are doing so?—No, people in the neighbourhood; the boys.

1116. You do not mean the owners?—No; I do not think the owners would do it.

1117. Nor the occupiers?—No, the vagabond population.

1118. Do you mean a house which has become vacant?—No, occupied.

1119. Did the boys go in and remove a portion of an occupied house?—Yes.

1120. Without the knowledge or concurrence of the occupier?—Yes; there is a large open space in the rear of the houses, and they got over the wall and took down the brickwork and the whole apparatus of the closet all in one night; and I believe I am speaking correctly when I say that when the landlord tried to interfere he had his leg broken.

1121. Therefore, when a set of houses is condemned, the landlord has no interest in keeping them up?—I am told that these people pay him no rent.

1122. Do the tenants cling to the houses until they are actually evicted?—Yes.

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1123. And

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[*Continued.*]*Mr. Courtney*—continued.

1123. And they look forward to some compensation?—Certainly.

1124. So that the transition condition between condemnation and actual clearance is a condition under which houses go rapidly from bad to worse?—It is the worst possible time.

Chairman.

1125. Take the Great Wild-street scheme ; of course all the houses, or some of them, might have been pulled down under Mr. Torrens's Act?—Yes.

1126. Probably not the whole of them, but nearly all are shut up, are they not?—All are pulled down.

1127. Then if the landlords had rebuilt them, they would have had to rebuild them under the structural provisions of the Metropolis Improvement Act?—Yes.

1128. But they could have only rebuilt them upon their own ground, could they?—I should say so.

1129. Is not one of the great advantages gained by that Act getting the whole land into one hand?—I should say so.

1130. In order that you may draw a great broad area right through for ventilation?—Yes.

1131. Is not that one of the principles of that Act?—Yes, I think so.

1132. And instead of the landlords rebuilding upon their own particular plot of ground, you get the whole thing re-arranged?—Yes.

1133. That is everything?—Yes.

1134. And the levels altered?—Yes.

1135. And the question of level is very important sometimes, is it not?—Yes, especially in this Great Coram-street site ; many of the condemned houses are right in a hole.

1136. And in order to get ventilation through, it is necessary, is it not, sometimes to take a good house or two at the end in order to cut through into the other street?—Yes ; in surgery, if we operated for cancer we should not spare a little bit of healthy flesh.

1137. So that if you have a large scheme it is better to have it in one hand, so as to re-arrange the sewers and the levels, and the way in which the houses are to be built?—Yes, that is my view.

Mr. Torrens.

1138. When you said that in comparing the cost of the two systems that no compensation could be given under the Act of 1868, you did not thereby imply, I presume, that no compensation could be given under the Amending Act of 1879?—No, I did not.

1139. That is to say, the two Acts of 1868 and 1879 taken together would put the system, as regards compensation, upon a par with the system of 1875?—Yes.

1140. With reference to the number of persons dispossessed in Bloomsbury generally, I understood you to say, in answer to the honourable Member for Liskeard, that the whole of those dispossessed, the 8,000 and odd, were either under

Mr. Torrens—continued.

the system of 1875, or under the system of 1878?—I do not think all of them were.

1141. But chiefly?—I should say chiefly.

1142. May I ask whether only part of the dilapidation which remains unreplaced round Bury-street, and the district between the Museum and Holborn, was under either Act?—It was not.

1143. Will you explain to the Committee how that came about?—I believe that his Grace the Duke of Bedford ordered them to be pulled down to improve the neighbourhood.

1144. Have you any idea of the extent?—No, I have not.

1145. Are there or not acres lying vacant now on the Duke of Bedford's property, which are entirely under the control of either the local authority or the Metropolitan Board of Works, and have never come under the Act at all?—I do not know the acreage, but it is a large amount of property.

1146. And I suppose upon that property hundreds of persons must have lived?—It was better property than this ; it was not so thickly populated.

1147. Now, as regards Church-lane, that was one of the districts in St. Giles which was cleared under the operation of the Act of 1868, was it not?—Yes, happily.

1148. Was it dilapidated and under the Act of 1868?—Yes.

1149. Was it cleared under the order of the Board?—I understood so ; it was cleared not in my time.

1150. The Committee would be misled if they supposed it was under the Act of 1868, would they not?—I always understood it was pulled down under the 1868 Act.

1151. Are you aware that that property belongs to Sir John Hanmer, and is in an analogous position to that of the Duke of Bedford?—No.

1152. Did you never hear of that property being considered incurably bad under the Act of 1868, before the power of compensation and rebuilding was given to Parliament, and under the order of the Board that property was shut up ; the landlord and his tenants were prohibited from letting to lodgers, and it became vacant without being pulled down?—Yes, I believe it was so.

1153. How did it come to be dilapidated and laid waste ; who took the houses down?—I believe the landlord pulled them down by order of the Board.

1154. The landlord pulled them down, I believe you will find, because he thought it his interest to do so, but the Board made no such order ; they were shut up. The honourable Member for Midhurst asked a question whether that screw was put on the landlord who would not repair ; he was threatened with shutting up, and was driven to take that course ; did not that happen in the case of Sir John Hanmer's property?—As none of this came under my observation, I cannot answer accurately.

1155. Would it be correct to say that these 8,000 or 9,000 people were dispossessed under the orders of the local authority and the Metropolitan

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politan Board combined, when the Duke of Bedford and Sir John Hanmer (and I could name others) actually changed the face of their property to suit their own interests, but not under the order of either the Metropolitan Board or the board of direction?—No; I do not think they did, and it is not throwing any stigma upon the Acts. I think it is just the reverse.

1156. Was this dispossession and dilapidation under the combined effects of the two systems, or was it partly under the operation of the Act of 1875 and no part of it under the Act of 1868, but a large part of it under the free will of the landlords of the district?—I was under the impression that the houses in Church-lane were pulled down by order of the Board; but of course I bow to you.

Sir James M^cGarel-Hogg.

1157. With regard to the Wild-street scheme, you were asked whether you knew the area of space; do you know the number of square feet of open space there was before any improvement took place?—No.

1158. If I told you that there were 3,500 square feet of open space before (I have had it calculated), and that there will be 29,000 square feet, that is a great improvement for your area, is it not?—Yes.

1159. Do you know how the Coram-street scheme has been carried out; whether it has been done by the Metropolitan Board of Works alone or not?—I think not.

1160. Is it not being carried out by the Peabody Trustees, Mr. Vigers making the purchases and the Board settling the cost?—Yes, I have heard so.

1161. So that it is a joint arrangement?—Yes.

1162. I have also been told that, on that portion of property which the Duke of Bedford did not wish us to take, he has made great improvements; is that the case in Coram-street?—Certainly.

1163. I understood you to say, in answer to a question to the honourable Member for Gravesend, that there was a decrease of the poor rate since the clearances and the new dwellings had been built; can you give an account of the decrease?—I did not say a decrease in the poor rate, but in the article of bread.

1164. It was a decrease of what?—There was bread four times less in quantity given away.

1165. And there was a decrease of charge upon the parish in that respect, I suppose?—I cannot say that; the relieving officer made use of the statement to me about the bread.

1166. Are you aware of the cost of the Coram-street scheme and the Great Wild-street scheme?—I should think they are very large.

1167. Will you take it that one is 10,000 *l.*, and the other 102,000 *l.*, the total being 112,000 *l.*; that, at five per cent., would be 5,600 *l.* a year, would it not?—Yes.

1168. Could any possible diminution in the cost in bread, or in any other way, recoup the ratepayers for the enormous cost of spending 112,000 *l.*?—No, I think not.

0.105.

Sir Sydney Waterlow.

1169. You told the Committee that the rent of the single rooms in the district had risen since the clearance?—I should think so.

1170. Is not that a hardship upon the poor people?—Yes; but poor people get better wages. They are better paid than they used to be; but provisions are dearer.

1171. Can you tell me whether it is or is not the fact that many persons who were turned out, and had to go to Hammersmith and over the water, are still employed by the people in the neighbourhood, and have to come ten times the distance to their work?—I think not in our district.

1172. Do you think that the people residing in your district were not employed in the district?—I think many were not; I think they used to go out at night; I should be very sorry to say how they got their living.

1173. Were not there a large number of women working at bespoke shops, and work of that class?—No, I do not know of any particular trade in our district.

1174. With regard to the difference of working Mr. Torrens' Act and the Act of 1875, under Mr. Torrens' Act if a building were pulled down the owner would be entitled to rebuild his own property upon the same site, would he not?—Yes.

1175. And then all the narrow courts and alleys would have remained?—Yes, certainly.

1176. Because the Metropolitan Buildings Act merely stipulates as to the thickness of the walls and the height of the buildings; but you cannot under the Metropolis Dwellings Act take away a man's property, therefore the narrow courts must have remained?—Yes.

1177. You told us that you thought no decent buildings could be maintained in proper order if any of the persons who migrated from your district were to occupy them?—The majority of them.

1178. Is there not a possibility of persons being improved by the improved house in which they live?—It remains to be seen; it is a difficult problem to solve.

1179. If I were to tell you that persons who could not use a water-closet for the first 12 months, after the first 12 months knew how to use it, and took care of it, should you think that an erroneous opinion?—I should think this class of persons would require constant supervision. If I had a house occupied by these people I should supervise it in that way.

1180. By constant supervision could not you improve them in their habits and manners so as to trust them with a plain, healthy dwelling?—I think so, if you employed somebody over them, but they must be constantly looked after.

1181. By better dwellings and supervision could not the health of these people be improved?—Certainly.

1182. With improved dwellings?—Certainly.

Chairman.

1183. As I understand, you see no objection to giving the Metropolitan Board the power of closing a house in a represented area when it is insanitary?

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[Continued.]

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insanitary?—No; I think it would be a very good thing to give them that power.

1184. That would be to give the Metropolitan Board of Works the same power as the vestry have in any area which you represent?—Yes.

1185. Are you aware that in the Amending Act of 1879 there is power for an arbitrator to deduct from the sum paid to the owner the expense which would be incurred in abating any nuisance which existed?—Yes, that is a very good condition.

1186. And you would carry it still further if you could, would you not?—Yes.

1187. And enable the Metropolitan Board of Works, or the City, whichever it was, to close a house in the first instance, before it went to the arbitrator at all?—Certainly.

Mr. Courtney.

1188. There is one point upon which I wish to ask you with reference to the examination by

Mr. Courtney—continued.

the honourable Member for Finsbury. I understand him to desire to bring out this, that a certain proportion of the 8,000 persons were dispossessed by the freewill action of Sir John Hanmer and the Duke of Bedford?—Yes.

1189. And Sir John Hanmer dispossessed his tenants, because under the operation of Mr. Torrens' Act his houses would have been shut up?—Yes.

1190. Do you consider that that was a perfectly freewill action upon his part?—No.

1191. Mr. Torrens' Act had a great deal to do with bringing that about, did it not?—Yes, no doubt there was pressure used.

Chairman.

1192. It was done under great pressure from the Home Office, I believe?—It was done under great pressure from somewhere; I do not believe it was a voluntary act.

Dr. FREDERICK WILLIAM PAVY, F.R.S., was called in; and Examined.

Chairman.

1193. For what district are you medical officer?—St. Luke's, Middlesex.

1194. Will you just look at this return, and give the Committee the number of the representation which you made under the Act?—St. Luke's, No. 13.

1195. Can you point it out upon the large map?—It is No. 13 upon the map.

1196. Is that the only one?—Yes. There were three representations made to the Metropolitan Board of Works.

1197. Are they all included in the same scheme?—Yes.

1198. Have the Metropolitan Board of Works carried out all the three schemes in one?—Yes, all three schemes in one.

1199. Will you now describe to the Committee the state in which that was, its area, its population, and the number of houses?—I made three representations. The first one was for an area marked A.; it is situated between Whitecross-street and Golden-lane.

1200. How many houses were there in that?—Ninety-two houses, with 576 inhabitants.

1201. What kind of people were living in that area?—Costermongers and persons following various handicrafts, and labourers.

1202. What sort of handicrafts?—Various occupations carried on at home, such as brace making; a large number of braces were made there.

1203. Was there a trade in that district which made it advisable that those men should live there, or might they have carried it on elsewhere?—It is near the City where the wholesale houses are situated, and it would be convenient for them to live near the wholesale houses.

1204. And was it necessary that the costermongers should be at all in that neighbourhood?—There is a large trade carried on in Whitecross-street, and it would be of advantage to the costermongers to live near the seat of their business.

1205. What was the rent of rooms in that

Chairman—continued.

particular place?—On an average, about 2s. 6d. per week for a single room.

1206. What was the state of health in that particular area?—It was very bad.

1207. What kind of diseases prevailed there?—Diseases of the zymotic class, typhoid fever, and typhus.

1208. And in your opinion it was necessary for the health of the town that it should be removed altogether?—That is quite so.

1209. Now take the second part of your scheme?—Area B. is on the other side of Whitecross-street, between Whitecross-street and Bunhill-row; the number of houses there was 77, and the number of inhabitants, 508.

1210. The same class of people?—The same class of people.

1211. Were the buildings in the same state?—They were in the same state.

1212. The same fever nest?—Yes; the prevalence of disease from the statistics was shown to be much greater in that district than in other parts of the parish.

1213. Can you tell the Committee what it was?—I have some figures which show it. In 1873, deaths per 1,000 inhabitants in area A. from zymotic diseases 5·2, and from tubercular diseases 5·2. In the whole parish, from the zymotic class of disease 2·6, and from the tubercular class of disease 2·4. Then, in area B. for the same year, deaths per 1,000 inhabitants from the zymotic class of disease 5·9, and from the tubercular class of disease 5·9. In 1874, in area A., the deaths from the zymotic class of disease was 5·2 per 1,000, and from the tubercular class of disease 10·4 per 1,000; in area B. deaths from the zymotic class of disease were 15·7 per 1,000, and from the tubercular class of disease 5·9 per 1,000. In the whole parish the deaths from the zymotic class of disease were 4·2 per 1,000, and from the tubercular class of disease 2·4 per 1,000. In 1875, in area A. the deaths were, from the zymotic class of disease, 8·6 per 1,000,

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Chairman—continued.

1,000, and from tubercular class of disease 6·9 per 1,000. In area B., from the zymotic class of disease 7·8 per 1,000, and from the tubercular class of disease 11·8 per 1,000. In the whole parish, from the zymotic class of disease 2·9 per 1,000, and from the tubercular class of disease 2· per 1,000. So that that shows that the mortality from those two classes of disease, scrofulous or strumous, which are enumerated under the head of tubercular and the zymotic diseases, typhoid fever, typhus, scarlatina, and those diseases dependent upon an atmospheric cause, the mortality was very much greater in those areas than in the whole parish.

1214. Will you now describe No. 3?—I am not able to speak in the same way about No. 3.

1215. What is the area No. 3?—No. 3 includes several houses distributed through the parish. Two representations were made for the areas A. and B. to begin with, that was on 26th November 1875. I was asked whether there were any other bad places in the parish, and if so I was to report upon them, and I took scattered places, and those scattered places fall in the third representation.

1216. The great bulk really is in A. and B.?—The great blocks are A. and B.; the others are scattered.

1217. You said, I think, that 2 s. 6 d. was the rent of a room?—Yes, 2 s. 6 d. was the rent of a single room.

1218. Was there much overcrowding in the houses?—There was a great deal of overcrowding.

1219. In the houses themselves?—Yes.

1220. Were the houses themselves very much overcrowded and mixed up together, and was there a great want of ventilation?—Yes, there was a great want of ventilation.

1221. How long have you been medical officer?—Since the passing of Sir Benjamin Hall's Act, since 1856; that is 25 years; a quarter of a century.

1222. Have your authorities been very active in putting in force the Nuisances Removal Act?—Yes, and likewise Sir Benjamin Hall's Act, that is the Metropolis Local Management Act.

1223. There has been a great deal of good done in that way, has there not?—The parish is in altogether a different position to what it was when I took office. There were cesspools, I was going to say, by the thousand, and now such a thing I hope does not exist in the parish.

1224. And therefore the health has much improved?—The health has much improved.

1225. Have you taken much advantage of Mr. Torrens' Act?—We have taken a certain amount of advantage of Mr. Torrens' Act, and I have here figures representing what was done previous to our taking action under the Artizans' and Labourers' Dwellings Act.

1226. Will you tell the Committee what was done?—This is dated 23rd December 1875, and it embraces the work done up to that time. The number of houses demolished in consequence of proceedings having been taken under the Act in the parish of St. Luke's, Middlesex, 46; number of houses closed, 24; number of houses demolished in consequence of threatened proceedings, 0.105.

Chairman—continued.

ings, and did not require the proceedings to be carried out, 350; number of houses closed in consequence of threatened proceedings, 130; that makes a total of 550 houses either closed or demolished from the working of Mr. Torrens' Act.

1227. Did you close any houses or take any proceedings under Mr. Torrens' Act in these areas A. and B.?—I cannot answer that question definitely; I should think not in areas A. and B.

1228. Can you say why no action was taken upon those areas, because they seem to be very bad?—We could not deal with the houses in a comprehensive way under Mr. Torrens' Act; we could deal with a few houses together, but we could not deal with them in a comprehensive way.

1229. Will you explain to the Committee what you mean exactly by that?—There might be a few houses which you might order to be closed or demolished under Mr. Torrens' Act; there might be in the locality, houses which in the opening out, or the improvement of the locality, would come down, but which I could not absolutely certify were unfit for human habitation, so as to be demolished under Mr. Torrens' Act.

1230. I suppose in the third area C., you could have done a good deal under Mr. Torrens' Act with the scattered houses?—I do not know that I could have dealt with them under Mr. Torrens' Act.

1231. Why not?—They were grouped together.

1232. Now take area A.; will you tell the Committee why you did not deal under Mr. Torrens' Act with the houses in that area?—I could not certify that they all ought to be demolished.

1233. But supposing that you had proceeded under Mr. Torrens' Act, could you have rearranged the whole district as it is now proposed to be arranged?—It is utterly impossible; there is a part of Mr. Torrens' Act which refers to the houses themselves; the Artizans' and Labourers' Dwellings Act dealt with them more comprehensively; that looks to the locality itself. It was a question whether, taking the locality as a whole, it might not be dealt with, so as to prove an advantage to the whole; there might be a house here which ought to be dealt with, and then a few yards further off, there might be a house which you could not absolutely say must be pulled down under Mr. Torrens' Act; but as the whole district was concerned, it ought to come down, but it might not be in such a bad condition that it could be reported upon, that it must actually be pulled down.

1234. In your opinion, in a district of this particular kind, is it necessary for the health of the whole place that there should be a wide street for ventilation and air?—It is necessary that the matter should be dealt with comprehensively.

1235. As a whole?—As a whole.

1236. Do you say the same as to area B.?—Undoubtedly; it is in the same position as area A.

1237. Do you highly approve of Mr. Torrens' Act

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Act where you have applied it?—As far as it went; but it was not comprehensive enough.

1238 I dare say you think some of these people in areas A. and B. have got more money than they ought to have got for compensation; do you know anything about that?—I know that the land is close to the City, and land bears there a very great value. Now under Mr. Torrens' Act, if a house is demolished, the owner only got the money received for the materials beyond the expense of pulling down.

1239. Under the amending Act he would get more, would he not?—This was before the amending Act. Since the Artizans' and Labourers' Dwellings Act has been passed, no proceedings have been taken under the amended Act of Mr. Torrens; what was done was done previous to the passing of the Artizans' and Labourers' Dwellings Act.

1240. It was only passed in 1879?—Yes.

1241. But under both Acts together, the Act of 1868 and the Act of 1879, you could have dealt with an area in the same comprehensive way as you can under the Act of 1875, could you not?—I do not think so, looking to the health of the district, that it could have been dealt with under those Acts.

1242. Were the levels of the ground wrong?—It is level.

1243. Was the sewerage good?—The sewerage was good.

1244. Have you any more places in your district with which you would propose to deal under the Act of 1875?—No.

1245. Would it satisfy you if this was cleared off?—Yes.

1246. What state is this in at the present moment?—Many houses have been pulled down, and some of it has been cleared; it has been purchased by the Metropolitan Board of Works, and they are acting as owners with regard to some of the houses.

1247. It has been sold to the Peabody Trustees, has it not?—I am not aware of it, but where we have orders to serve for works to be carried out, the orders are served upon the Metropolitan Board of Works. We, in the parish, know nothing of the Peabody Trust. Nothing has been done at present; the space is cleared.

Mr. Courtney.

1248. As I understand, you object to Mr. Torrens' Act, inasmuch as it does not enable you to carry out the comprehensive scheme?—Yes, it does not enable us to carry out the comprehensive scheme.

1249. Comprehension includes both the removal of unsanitary houses and the improvement of the district?—Yes.

1250. The improvement of the district would involve the removal of houses which in themselves are not unsanitary, would it not?—Yes, it would involve the removal of some houses which are not in an insanitary condition.

1251. The principle of compensation in the case of such houses will differ very much, will it not, from the compensation for unsanitary houses?—I think they have gone principally upon the value of the land.

Mr. Courtney—continued.

1252. As a matter of common sense, the principle of compensation, regulating dealing with the owner of a house which is not unsanitary, would differ very much from the principle of compensation when dealing with the owner of a house which is unsanitary, would it not?—I do not see how, legally, that can be applied; the house will have a certain value, no matter where the house is, and whether it is unsanitary or not, and if put up in the market it would sell at a certain price.

1253. I am not talking of the land but of the house; if a person has a house which is unsanitary, cannot you require him to remove it without giving him any compensation whatever, on the ground that he is a nuisance to his neighbours?—The value of the house would be small in proportion to the value of the land in that district.

1254. I am considering the case of dealing with a house without dealing with the land at all; a public body dealing with the owner of a house which is unsanitary might require that house to be shut up to be amended if possible, and if past amendment to be shut up or removed, without giving him any compensation for the house, leaving him in possession of the land to make what he could of it?—He ought to get what it would sell for.

1255. It would sell for nothing if the person who bought it was not allowed to let it as a habitable house?—No; a great many houses which are fit for habitation would sell for very little if you pulled them down; the materials would sell for very little.

1256. You did not catch my question, I am afraid. Supposing a public body is approaching the owner of a house which is condemned as unsanitary, that public body is justified in ordering a house to be shut up, is it not?—Undoubtedly.

1257. And they might go further, and order it to be pulled down?—Yes.

1258. If a public body is justified in ordering it to be shut up, what principle of compensation would be followed in order that it might be pulled down?—I do not think you must put that question to me; it is not a question with which I am concerned.

1259. You are a citizen of London; I am not addressing you as a lawyer?—I come here as the medical officer of St. Luke's. I should consider that the person should receive what is regarded as the value of the premises.

1260. What is the value of premises which cannot be let?—I cannot appraise the value; I am not in a position to decide what should be the value.

1261. Cannot you consider that simple problem: what is the value of a house which you cannot let?—That is a matter which does not concern me.

1262. You have spoken of your areas as areas A., B., and C. in the Paper which we have before us; they are described as seven areas: 1, 2, 3, 4, 5, 6, and 7?—First representation, second representation, and third representation; the third representation embraces areas C., D., E., F., and G.

1263. I wish you to associate your three letters, A., B., C., with the numbers we have before

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before us. Have you seen this return (*handing a Return to the Witness*)?—They would have to be picked out; they are mixed up together.

1264. You cannot say that area A. corresponds to No. 1, and area B. to No. 2 or No. 3, can you?—No.

1265. Does A. correspond with No. 1 of that return; Reform-place and Back-court, London-passage, Little Cheapside, Hartshorn-court, and Nag's Head-court; is not that your area?—Yes.

1266. No. 2, Gloucester-buildings, Gloucester-place, Gloucester-square, Gloucester-court, Cheelsier-alley, Waterloo-place, and Adam and Eve-court; is that your area B.?—Yes, that is it.

1267. And C. takes in all the others?—Yes.

1268. All those together comprise about 550 houses, do they not?—I do not know the number of houses for the areas C., D., E., and F.

1269. I think you told us that under Mr. Torrens' Act you had caused the demolition of, or closed more than 500 houses?—That is the result, either from proceedings, or threatening that proceedings should be taken.

1270. Either under moral or legal pressure of Mr. Torrens' Act, you caused 500 houses to be closed or demolished?—Yes.

1271. Just the same therefore as you are going to operate under Sir Richard Cross' Act?—If you like to say so.

1272. It happens to be 550 houses in each case; there is an equality in the number of houses; do not you allow that?—I have not the number of houses embraced in the areas C., D., E., F., G.

1273. This return tells us it is 550; you cannot tell us anything about the comparative cost of dealing with the 550 houses under one plan and under the other, can you?—I should think the cost would be very much greater under the Artizans' and Labourers' Dwellings Act.

1274. And the results, I suppose, very much better?—The results very much better.

1275. Do you mean in a sanitary point of view?—From a sanitary point of view.

1276. Or from the point of view of the improvement of the town?—I do not look at that; I look at it in a sanitary point of view.

1277. The inhabitants of these areas were handicraftsmen to a certain extent, were they not?—Yes.

1278. And working women, I suppose?—A great many.

1279. Largely employed by the warehousemen in the City?—Yes.

1280. And they take their work to and fro, do they not?—Yes.

1281. They get the materials, and bring them home; is not that so?—Yes, they are supplied with the materials, and they have to do the work at home.

1282. And then they take back the work when finished?—Yes, just the same as tailors or boot-makers getting materials from employers, and taking them home to make up.

1283. It is equally desirable they should live near their work, is it not?—It is.

1284. Do you think that the same number of people could be housed in the same area when 0.105.

Mr. Courtney—continued.

it is rebuilt?—Undoubtedly they could be rehoused there.

1285. Without any sanitary inconvenience?—Yes, if suitable dwellings were put up.

1286. By having higher dwellings you could put the same number of people in the same area, and yet provide a wide space between the houses?—Just so, and have them in a sanitary condition.

1287. Have you any opinion as to the sanitary character of large houses when thus provided with proper streets and courtyards?—They certainly are an improvement upon houses that the people formerly dealt in; there can be no comparison between them.

1288. They would naturally be better since they are newer?—But as regards the accommodation they are better.

1289. The accommodation is better since they are newer, and the inhabitants live under strict regulation; is not that so?—That is it.

1290. But if the conditions of life are the same, if there is no regulation, and if they approached the same age of the buildings which were displaced, would the sanitary conditions be better or worse?—There must be regulations, otherwise the sanitary condition could not be good, because if you allow these people to do as they like, they would huddle together in the rooms, and get overcrowded, and that would be the case in the model dwellings as well as in the old houses; but there is somebody to look after the premises in the model dwellings, and persons are obliged to take a series of rooms. It is usual in the private dwellings for a family to live in a room, or, at the outside, in two rooms, but in the model dwellings they have a bed-room and sitting-room, kitchen and scullery, and the people who are in the habit of living in St. Luke's, and paying 2 s. 6 d. for a room, would consider that a superfluous luxury.

1291. Are you speaking of the model lodging-houses which are adjacent to this site?—Yes; we have two sites in the parish.

1292. Close by the area A.?—Yes; one Palmerston-buildings, in the City, Garden-row, and the other Peerless-buildings; the Peerless-buildings would not be far from the areas which have been referred to.

1293. Are the tenants of these houses obliged to take the number of rooms that you specify?—Yes.

1294. And they cannot take less?—They cannot take less.

1295. What rents do they pay for a suite of rooms of that kind?—About 7 s. 6 d. a week.

1296. Can the workmen or working women going to and fro to warehouses in the City afford to pay that?—They cannot afford to pay it; that is the objection that only the better class of mechanics, policemen, and postmen can live in these premises; the expense is too great for the workpeople who do not earn a great amount of wages.

1297. Where do you propose that these other workpeople should live?—At present they take a room, as I have said, and pay 2 s. 6 d. or 3 s. a week for it.

1298. But, if you clear them out bit by bit, what

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what are they to do?—They have been actually cleared out, and some have gone on the north side of Old-street, and many have gone down to the east to Leytonstone and Stamford-hill.

1299. How long will it take a workwoman living there, to bring her work to Cheapside and back?—It would take her sometime; but a great many of our inhabitants have gone there I am told, at all events they have left St. Luke's, because we have not the population that we had; by this census it appears that we have 8,000 less than in 1871.

1300. They left St. Luke's because the houses were not there?—Altogether there has been a diminution in St. Luke's of population from other causes, besides the operation of the Artizans' and Labourers' Dwellings Act. The City is gradually extending its warehouses into the parish. In St. Luke's I can give you the difference between 1871 and 1881. In the Whitecross-street district, which is the district where this scheme is in operation, according to the census return, the number of inhabited houses in 1871 was 1,430, and the population 13,792. In 1881, the number of inhabited houses was 835, and the population 9,217; that is 4,000 population less and 600 houses less.

1301. That is to say one-third of the population is gone?—Yes.

1302. And you say that some have gone down as far as Leytonstone?—Yes.

1303. Do you suppose that those are work-people of the character you describe?—I do not know whether they are persons who are engaged in that way, but, I presume, if persons were turned out of houses and were not able to live in a convenient place for the occupation they have been previously engaged in, they would take to some other occupation.

1304. Their occupation determines their dwelling, and not the dwelling their occupation; is it not so?—If they could not live in a suitable locality for carrying on their occupation they would resort to some other means of living.

1305. Is it so easy for them to change their occupation?—For these persons it is.

1306. Boot-closers, for example?—They would carry on their occupation somewhere else, and get other employers.

1307. But you know that the tendency of the wholesale dealers in this article is to congregate together, do you not?—Yes; still a boot-closer would be able to find an employer in another part of London.

1308. The Peabody trustees are building upon this ground, are they not?—We have had no evidence of it as yet.

1309. Has any building been begun?—Not that I am aware of.

1310. But a portion of the site has been cleared, has it not?—A very large portion, and a number of other houses closed and not yet pulled down.

1311. Do you know anything of the working of the Peabody houses?—I do not.

1312. Do you know whether they are let in single rooms or not?—I do not.

Mr. Francis Buxton.

1313. You tell us that a large number of the late inhabitants of this district have removed to Leytonstone and Stamford-hill?—Yes, to the east.

1314. Have they the means of getting into this district from which they have removed by early trains if they are still employed in work in that district?—I presume they have. Those are localities which are very conveniently situated for the City.

1315. Do you know whether they do use the early trains?—I do not.

1316. Have you any means of knowing what kind of dwellings they find at Leytonstone and Stamford-hill?—They are newly-built houses.

1317. Are they small houses?—They are small houses.

1318. But you have not heard what kind of buildings they are?—No.

1319. Whether they are well built or properly arranged and under sanitary conditions, you do not know?—In going down there professionally I have seen a number of very small houses put up. I imagine that those are the houses which are inhabited by these people.

1320. You have not heard, I suppose, in the course of your own medical work, whether some of those houses are so badly built that the grass grows up between the boards of the floor?—I have not.

Sir Henry Holland.

1321. You have told us that 15 public-houses have been closed either under proceedings or under threat of proceedings under Mr. Torrens' Act; what became of the closed houses; are they still closed?—No, they either put them into a fit state for habitation, or else they pull them down and rebuild.

1322. Can you tell the Committee what proportion of those closed houses have been rectified?—I have no information that will enable me to tell the Committee that.

1323. You do not get reports from your assistant officers as to the state of these houses, do you?—You must bear in mind that this is previous to 1875; we are now in 1881.

1324. I am aware of that, but you have been there during all this time; have you assistants under you who report as to the state of the houses?—If a house were closed we should not allow it to be occupied again, unless it had been put into a thorough sanitary state; so that I should say that it has not been inhabited in the condition in which it was at the time it was closed.

1325. And though you have not the statistics, you must have some report as to each house being rectified?—Yes, undoubtedly.

1326. You have spoken about the expense of model premises, as being too great for the class of people who have been turned out; would it not, in your opinion, be desirable to rebuild a very small class of houses, taking care, however, that they are well built, and that the streets are broader, and that the ventilation is good; so that you might retain these people, and enable them to remain near their work?—I do not see that you could do it with a small class of house, but

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but you may do it with large houses of less extent and accommodation than is given by the model dwellings; for instance, you might give a person a room, or a room and a scullery, instead of compelling him to take a series of rooms; one room instead of a suite.

1327. You think it might be managed in a sanitary point of view; building a large house but with a great number of rooms, and only insisting upon a person taking a single room?—That is it.

1328. That would meet the case of the boot-closer's case that you mentioned just now, because I presume that a man like that though he can get other customers, must be at a great loss to lose such a business connection as he has made with the people about?—Undoubtedly.

1329. Therefore, you would be glad to see if possible buildings erected of such a kind that these small tradesmen and businesses might be retained in the place?—Yes, certainly; I would have you understand that these persons are constantly changing and moving their locality, and no doubt working with different employers.

1330. I can understand that there is a considerable migratory population; but still in places like the districts you are referring to, there must be a considerable number of the poor people who do retain their business connections moving about?—Yes, undoubtedly.

Mr. Cropper.

1331. You gave the number of the population of the area marked A. as 92 houses, with 576 inhabitants; that does not seem to be a very large number in each house, six or seven?—Yes, but they were very small houses.

1332. How many rooms would these people have?—Many have only two rooms.

1333. How many stories had those houses?—Two rooms below, and a room above.

1334. Were they very old houses?—They were old houses; about four or six rooms would be considered in that area rather a large house.

1335. And how many people would they contain?—A great many; there were a good many people in several of the houses.

1336. I have been struck by seeing that the number of people with reference to the number of houses is not very large; I suppose a number of them are lodgers?—Many of them are lodgers.

1337. Was this taken by you, or how was the census taken?—It is the actual census return; the official return.

1338. It is only made up every 10 years?—That is the official return.

1339. It cannot be very accurate; do you find the houses much destroyed by the persons who have been inhabiting them?—Yes.

Sir James M'Garel-Hogg.

1340. The fact is, that before this scheme was made, there was a regular census taken from house to house by the officers of the wards?—Yes, that is the case undoubtedly.

1341. So that the census is correct?—Yes, that census; but I was referring in a supplementary manner to the censuses of 1871 and 1881.

O.105.

Mr. Cropper.

1342. Is this a census taken by your officials before the houses were destroyed?—It was the same as my official return.

1343. You were convinced that they were so crowded that it was prejudicial to health?—I was.

1344. I understand you would be much pleased to have large houses even if they were much higher than the houses in those districts?—You could accommodate so many more people.

1345. And you would see no objection to there being four stories; you think an extra height would not do any harm to the neighbourhood?—Not if you give the requisite width of street.

1346. And therefore you would not think it very wrong that there should be as many people as there are now per acre, provided the houses were high enough to take them?—Undoubtedly not.

Mr. Torrens.

1347. Before the passing of the Act of 1875 a great demolition took place in the Whitechapel district under another Act, did there not, under the Streets Improvement Act?—That has been since 1875.

1348. Quite irrespective of the action under the Act of 1875, a great demolition of houses and dispossession of people took place under the power given to the Metropolitan Board of Works for street improvements?—That has been taking place since 1875, not previous to 1875.

1349. That is not my question. I want to know whether the two things have been going on simultaneously?—The two things have been going on simultaneously since 1875.

1350. Now what is the condition of the district; is there a large space uncovered?—There is a very large space uncovered.

1351. Round Player's-yard there are several acres uncovered, are there not?—Yes.

1352. Therefore the population given as dispossessed under Sir Richard Cross's Act, does not furnish the whole of those dispossessed under the two combined; in other words, there must be a greater number dispossessed under the other Act of the Metropolitan Board of Works?—I cannot say.

Sir James M'Garel-Hogg.

1353. I believe the questions you wish to address to the witness are as regards the Golden-lane improvement; are you not aware that the Metropolitan Board of Works have nothing whatever to do with the Golden-lane improvements; was not this the local board and the City?—It was so.

1354. Therefore the Metropolitan Board of Works had nothing to do with it?—No.

Mr. Torrens.

1355. My question relates to what took place in the district, not as to technical names; I wish to distinguish between that which took place under Sir Richard Cross's Act and the Golden-lane improvement?—What I mentioned, as showing the diminished number of houses and the diminished population in the Whitecross-street

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street district, would be the effect of both the local improvements and Sir Richard Cross's Act.

1356. And in the main, that accounts for the great decrease in the population in the decade, as shown by the census?—The two together; but the larger proportion would be on account of the Artizans' and Labourers' Dwellings Act, by far.

1357. Speaking generally, from a sanitary point of view, would you apply the phrase "slum" to the condition of the lanes about Whitecross-street?—Quite so.

1358. What is your general opinion of what constitutes "slum"? Let me put it in this way: is it merely synonymous with overcrowding, or with overcrowding *plus* poverty, or with the two combined; and the living of animals, and the harbouring of refuse, and a thousand other miseries along with those two chief ingredients?—I should say overcrowding, and unsanitary conditions, and immorality.

1359. Is "slum" capable of being defined topographically, or is it a disease which is apt to contract or spread owing to a thousand circumstances that we cannot enumerate; is it a varying disease, a disease of the surface of the town?—I should think it specially dependant upon the habitations.

1360. Primarily upon the habitations?—Primarily upon the habitations.

1361. Therefore when "slum" is extirpated by the action of any of these statutes we have been considering, and the population is driven, *volens volens*, to other districts that had been previously healthy, has not it a tendency to spread "slum" to them?—I should think it would be, in many instances. I know that it has a very beneficial effect on persons who have been leading a life which no one would consider enviable in these places in the Whitecross-street district, and when they have got into a fresh locality they have become a different sort of people altogether.

1362. In other words, dispersion is very healthy, and aggregation is a great intensification of the evil?—Too great aggregation is.

1363. Have you any doubt that of the thousands of people excluded from St. Luke's, many hundreds must have gone to Clerkenwell and Islington, which abut upon that district?—Yes, to the north of Old-street in our parish, and no doubt some would go to Clerkenwell, and others to Islington.

1364. And some to Kingsland?—Yes.

1365. And those districts would be influenced by the change?—Yes.

1366. What has been done to provide accommodation for the thousands of people displaced?—Nothing at present; that is what the St. Luke's people complain about.

1367. Is it possible under the application of the Act of 1875, and the application of the street improvement system; or have you considered the question to replace, even temporarily, sufficient accommodation to save the people from being driven from the town to a distance, or must the population of the whole district be thinned permanently by such improvement?—It need not necessarily be thinned; houses might be erected which might provide satisfactorily for the persons

Mr. Torrens—continued.

displaced; but in this matter it is a question of cost, and houses might be provided in other places at a less cost, and even not far distant places where land is of less value; for instance, on the other side of Old-street there are vacant places where the land is of very much less value than it is where the scheme has been in operation; and on account of the less value of the land houses might be put up, and persons might have rooms at a less rental; that is a great barrier, the cost of the rooms for these people.

1368. The district you speak of is in another parish, is it not?—We have a large population to the north of Old-street.

1369. But have you to the east of Old-street?—No, it leads to Clerkenwell.

1370. And to the west of Old-street, what is there?—A large open space where the gasworks have been pulled down.

1371. But no attempt is made to use it in that way?—No.

1372. With reference to sending people to a distance from their employment, is this district of Whitecross-street and Bunhill-row, and Golden-lane, all that abuts upon the City; and there are many manufactories there, are there not, employing a large number of people?—I do not know that there are manufactories so much as warehouses.

1373. Take Walker's, the large furniture place, do you know that firm?—Yes.

1374. And there are other establishments of the same kind, are there not, in Bunhill-row, where they employ hundreds of people?—They employ a large number of hands.

1375. Are there also large breweries in that neighbourhood?—Yes, there are large breweries.

1376. Whitbread's brewery is not far from there, is it?—No.

1377. Moore's brewery is actually in the district, is it not?—Yes.

1378. You do not suppose that these people could go a distance from their work, who work there, do you?—It would be much more convenient for them to live close by.

1379. Do you believe, from your own knowledge of that district, that any of those employers would wish his men to be scattered as far as Leytonstone?—I do not think so.

1380. He would wish them near him, would he not?—Yes.

1381. And would the same remark apply as regards female employment?—Yes.

1382. The great bulk of the people working in the City sleep in St. Luke's, or the other parishes outside the City, do they not?—I think so.

1383. Lodging accommodation in the City has ceased to exist, has it not, within the last few years?—I should think so.

1384. You are aware that the population of the City has diminished 50 per cent., are you not?—Yes.

1385. Therefore these people working in the City must come out as far as St. Luke's for their dwellings if they are to do their work in a proper time, must they not?—Yes.

1386. You are aware, are you not, that in the City a very large portion of the people who are there

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there in the daytime, and not in the night, earn their bread in the various capacities called porterage, all that relates to errands and everything that is required for the large warehouses; none of them sleep in the City, I believe, now?—I think not.

1387. And they all come out to look for habitations near St. Luke's, or in other similar localities?—I should not think it would be so much those persons, because they could get backwards and forwards by railway to their occupation.

1388. Have you any idea of the cost to a working man of coming in and out by railway?—No, but I know that labourers do make use of the railways.

1389. They could make use of hansom cabs also, but it is a question of cost?—I say that they actually do use the railways.

1390. Do any great number do so?—I think so.

1391. Are they of the artizan class?—The artizan class.

1392. You mean the highly waged class; but the poor people who live in Whitecross-street and Golden-lane, do they use the railways, or could they use them?—I do not know that their wages would allow them to use them or to live any great distance.

1393. Have you found, in visiting these districts before the demolition, that very often the animals by whose help they lived dwelt in the same habitation as themselves, donkeys and other animals?—A good deal has been said about donkeys in St. Luke's, but I do not think there have been many of them.

Mr. *Rankin*.

1394. Have you ever paid any attention to the effects of light upon health?—I have; it has most important influence upon health.

1395. Have you any figures or facts, or observations, as to the difference upon health between the north side and the south side of a street?—No, I have no figures.

1396. I suppose you would say that upon the whole that the health of the north side, that is facing south, would be better, generally speaking, than that of the south side facing north?—Yes; but with houses taking them with a northerly aspect they also have a southerly aspect.

1397. I am speaking of small houses facing principally the one way, with sculleries at the back?—I should think that the sun's rays would have a most important and beneficial influence upon health.

1398. Then you would consider that a block of houses twice the height, but faced towards the sun, would be more healthy than houses half the height if they were faced northwards?—I must put it that houses with a southerly aspect would be more conducive to health and full development, no matter what the height, than houses with a northerly aspect.

1399. Do you think the physical exertion of going up to the top of a house is detrimental to health?—Certainly not; I should think if a person were in a healthy state, that a certain amount of exercise is conducive to the maintenance of the healthy state.

O.105.

Mr. *Rankin*—continued.

1400. Does that remark apply to hard working people during the day?—To all persons who are not in a diseased state.

1401. Have you any observations as to the difference in health of the persons inhabiting upper or lower rooms of these high houses?—I have no direct observations.

1402. What would your general impression lead you to say?—I should consider undoubtedly that the people living at the top of the house would be under more favourable conditions than the persons living at the bottom of the house.

1403. Are you able of your own knowledge, or from what you have heard, to say that the people who chiefly inhabit these districts are able to turn their hand to any other kind of occupation except that which they have generally carried on?—In many instances they are.

1404. Do you think upon the whole that the great mass of these people would be benefited by emigration, from the point of view first of benefit to themselves; would they be able to do anything there by which they could obtain a livelihood?—I should say their condition might be greatly improved, because they go from a bad locality in all probability to a more open district, and their condition would be much improved.

1405. Do you know what proportion of the population in these areas is upon the rates?—No, I do not.

1406. Is it more or less than one out of five?—I cannot answer a question of that kind.

Mr. *Holland*.

1407. With reference to your action under Mr. *Torrens*' Act, you have taken no action, I understand, since 1875?—No.

1408. Why have you ceased to act under that Act?—Simply because what has been done under the Artizans' and Labourers' Dwellings Act has removed the necessity for any further action.

1409. You have not found, I suppose, that the one Act stands in the way of the other, in this way, that the cost of Mr. *Torrens*' Act would fall upon the local rates, and the cost of the Artizans' Dwellings' Act would fall upon the whole metropolis?—No, it has not been looked at in that way.

1410. Simply that these schemes which you have sent up to the Metropolitan Board have embraced almost all the houses that you have to deal with?—Yes, they are sufficiently comprehensive for the purpose.

1411. You spoke of there being a great deal of overcrowding in the houses comprised in this scheme, did you not?—Yes.

1412. Why is it; have you not put in force the Acts with reference to overcrowding?—We have done so, but it is very difficult indeed to get them properly carried out; it is only occasionally one hears of overcrowding; unless the rooms are visited at night, it would be absolutely impossible to find out all the instances where there is overcrowding.

1413. Have you registered houses let out in tenements under the Sanitary Act of 1866?—

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Dr. PAVY, F.R.S.

[Continued.]

Mr. *Holland*—continued.

No, that has not been put in operation, though I recommended it.

1414. You have recommended that it should be put into operation?—Yes, the 36th section.

1415. With regard to the people who inhabit these areas you say they are chiefly costermongers and brace makers?—Yes, and people engaged in other handicrafts.

1416. Do the same class of persons inhabit the model lodging-houses that you have here?—No, they are too expensive.

1417. I suppose the arrangements would not be suitable for costermongers?—No, they would be too expensive, and if they were allowed they would take in several lodgers.

1418. You say that a number of these persons have gone out to Leytonstone and Stamford Hill; are you aware whether any of them have the same work there, or whether they come into London to do the same work they formerly did?—I cannot say.

1419. Have you heard of cases of hardship of their being compelled to go out so far?—I have not heard of any; it would not come under my cognisance.

1420. You said that you thought employers would wish to have their workmen near them?—Yes.

1421. On what ground do you base that; is it not possible for workmen to come in by train, and do they not come in largely by train to do work in London?—I should think by the employed living in the locality of the employer, the employer would feel that he had the employed more under his control or within his range.

1422. But they have fixed hours in the large factories, have they not?—They take their work home, and they can be communicated with.

1423. You do not happen to have heard an opinion of that kind expressed by employers?—No.

1424. Are you aware that in a great many cases workmen can come in for a shilling a week from the country districts?—I do not know of that.

Mr. *William Holms*.

1425. Have the special representations that you referred to been made on your own motive, or at the suggestion of the local authority?—By the suggestion of the local authority to begin with; the sanitary committee thought that there were places in St. Luke's that would fall very well within the range of the Act, and they requested me to ascertain whether such was the fact.

1426. You have given the Committee a good deal of information with reference to the mortality in areas No. 1 and No. 2, A. and B; could you tell the Committee the death-rate per 1,000 last year in the district about to be demolished?—I do not know; it has not been calculated out, because it is only within the last week or two that we have had the census returns, and I have not been able to calculate it out.

1427. Can you give the Committee any idea roughly what the death-rate is in the particular districts that have been acted upon compared with the whole of the district of St.

Mr. *William Holms*—continued.

Luke's?—I know that the death-rate must be very much less in Whitecross-street district now to what it was.

1428. That is not the question; I want to know what was the death-rate before the operations commenced when it was in an overcrowded and insanitary state; what was the death-rate compared with the usual death-rate in London?—I cannot say.

1429. You have told us that 596 houses have been demolished under Mr. Torrens' Act, either by prosecution or threatened prosecution?—Five hundred and fifty.

1430. And 46 demolished from proceedings having been taken out, and 550 from threatened proceedings, making 596?—Yes.

1431. Where the houses have been rebuilt, what has been the result?—In a great many instances warehouses would replace the houses, and the result would be this. The proceedings would be threatened to be taken if the house were not put into a proper sanitary state, and then the owner would sell the house and a warehouse would occupy its place; that has been carried on to a very large extent in St. Luke's.

1432. As a result of all that diminution of dwelling-houses for this particular class of very poor people, have the rents risen?—I think not.

1433. Do you not think it a most important thing that this particular class of people living in that district should be near their work?—I do think so.

Sir *Sydney Waterlow*.

1434. You have told the Committee something about the average deaths from zymotic and tubercular and other diseases of that class previous to the demolition of the houses you complained of?—Yes.

1435. You made the representation that this area A. and B. was an unhealthy district?—Yes, I did.

1436-7. Then I presume you came to the conclusion that it was unhealthy in the sense of the statutes, namely, that the houses were unfit for human habitation, and fevers and other diseases were constantly generated there?—Yes.

1438. Can you give us some idea of what was the death-rate at the time you found the houses in that condition and made this representation?—I do not know the actual death-rate; I have the death-rate from the zymotic and tubercular diseases here.

1439. Not the general death-rate?—No, but it would be mentioned in my annual report.

1440. Was it as high as 50 in the 1,000, do you think?—I know that the death-rate in the Whitecross-street district was higher than in any other district of the parish; I have commented upon it specially.

1441. I particularly want to know the death-rate in this district which you represent as being in an insanitary condition; could you give us some approximate idea of the death-rate at the time you made your official representation?—It would be impossible; because the population is for the whole of the Whitecross-street district, and it would be impossible to pick out the houses and get the population, and so on, previous to steps

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[Continued.]

Sir Sydney Waterlow—continued.

steps having been taken for putting the Act into operation.

1442. The medical officer of St. Giles', the last witness, told us that in the district which he condemned, the death-rate was 40 in the 1,000; do you think that the death-rate in your district was as high, or higher, or lower than that?—I have no figures before me enabling me to speak of the total death-rate.

1443. I want the death-rate in the district condemned?—I have called it the death-rate from zymotic and tubercular diseases, because I got that information specially for the Metropolitan Board of Works.

1444. You say that the death-rate in this condemned district was in your previous report?—Yes.

1445. But I apprehend that really the excess of death and disease rate is the basis upon which you ground your complaint that the district is unsanitary?—From those particular diseases.

1446. Those only?—Those particular diseases which result from unsanitary conditions; it is especially the diseases of the zymotic class, and tubercular diseases which arise from unsanitary conditions. I have given figures showing that in this district the deaths from that particular class of disease was much higher than in other parts of the parish.

1447. Should I be wrong in assuming that the death-rate was 40 in the 1,000 in the houses in this condemned district?—I do not know; I could not say. The death-rate in my district, of which these do not form part, namely, the Whitecross-street district, in all probability at about that time would be at the rate of 26 or 27 per 1,000.

1448. And the houses which you have condemned?—In the whole of the Whitecross-street district.

1449. Having regard to the fact that the death-rate over the whole district was 26, should I be wrong in assuming that the death-rate in these houses unfit for human habitation was as high as 40?—I could not assist you in arriving at such an assumption.

1450. As we are to form an opinion of the benefit that will be produced by this district being condemned at the cost of the ratepayers, it is very important that we should have the information?—If you had mentioned beforehand that you wanted that information, I would have brought it.

Chairman.

1451. Probably you will be able to send it to the Committee?—I will.

Sir Sydney Waterlow.

1452. May I assume for the sake of argument that the death-rate is as high as 40 in the two rows of houses which you say were fever dens?—It may have been as high as 40, but I cannot say.

1453. Can you give me any information as to what the disease-rate is as compared with the death-rate; for instance, if the death-rate of the houses is 40 where it had been 25 over the district, it would be an excess of 15 deaths in the year, beyond the condition which it ought to

0.105.

Sir Sydney Waterlow—continued.

be in; what would be the number of persons who might be sick from preventible causes?—It would be difficult to get that information; the only way of getting the information as regards disease is from the poor law medical officer's books, but then that does not embrace all the sickness; persons might be attended by private medical practitioners, and you could not get the information.

1454. Then as a matter of opinion, from your knowledge as medical officer of the district, you think the re-construction of this district will prevent a great deal of disease amongst the sick poor?—Undoubtedly that is my opinion. I can give you the cases of zymotic disease attended by poor law medical officers for that time.

1455. Could you give the Committee any comparison of the number of persons who suffer from zymotic disease but do not die, as compared with the number who die from that cause?—No, I do not see how that information can be obtained.

1456. You have said that there was a deal of overcrowding before the district was condemned?—That is so.

1457. Has it been much lessened during the last two years?—The houses have been pulled down, so that we cannot have the overcrowding now.

1458. You told us that they were principally two-roomed houses, did you not?—No, I will not say "principally" two rooms.

1459. But there have been many two-roomed, and three-roomed and four-roomed houses?—Yes.

1460. If they were removed, the area upon which they stood would give accommodation to a much larger number of persons; if the houses were built five or six storeys high with proper widths of streets?—Certainly.

1461. And if so built with a proper width of streets, do you consider that houses of that height would be suitable for people to live in?—I certainly consider that they would.

1462. And be unobjectionable?—And be unobjectionable.

1463. One of the honourable Members of the Committee asked you about the effect of light upon health; no doubt light is essential to good health, is it not?—Undoubtedly.

1464. Have you visited the Palmerston-buildings which you referred to?—Yes.

1465. Do you know that throughout those buildings and the Peerless-buildings, every tenant has a back room and a front room?—Yes.

1466. Then whether the house stands north or south they have a north light and a south light?—Yes.

1467. You told the Committee you thought that nothing less than three rooms and a scullery could be let?—In those houses.

1468. I refer to Peerless-buildings and Palmerston-buildings?—I do not know that that is invariably the case, but it is usual.

1469. If I told you that on every floor there are two rooms and a scullery, or three rooms and a scullery, that making in all four tenements upon each floor, what would you say?—I said that I did not know absolutely that it was limited to three.

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[Continued.]

Sir Sydney Waterlow—continued.

1470. Are you aware that two rooms and a scullery may be had at as low a rent as 6 s. a week?—I am not aware of that.

1471. Are you aware that each scullery has a separate water-closet?—It is so.

1472. Have you ever heard poor people say that they would give an extra sixpence a week to have a closet to themselves?—I have not heard it.

1473. Are you not aware that a tenement with a separate closet would fetch sixpence a week more; in your opinion is it not worth sixpence a week more?—Yes; but it is a question of what these people can afford to pay.

1474. You have said that single rooms let for 2 s. 6 d. or 3 s., rooms unfurnished?—Yes.

1475. Two rooms and a scullery and a closet at 6 s., would be 3 s. a room, would it not?—Yes, but if the persons only earned wages enabling them to pay 3 s. a week for a less accommodation, the space of one of the two rooms and scullery behind it, is of no use.

1476. Do you think that a married man and his family, however small, can live healthily and morally in one room?—I do not think he ought to, but his wages ought to be sufficient to allow him better accommodation.

1477. Is it not the fact that when the father of a family earns small wages the wife and the children can earn wages?—The wife is occupied and some of the children.

1478. Is it not necessary in order that the wife and children may get work that they should be very close to their work?—The work may be brought home to them, and they may work at home.

1479. I speak of houses where they do the work at home; but they have to fetch their work and take it back again, have they not?—One of the family may fetch the work and take it back; it is desirable that they should be near their occupation.

1480. Are there not in your district and immediately adjoining your district some very large manufactories indeed?—Yes, De La Rue's premises are in my district.

1481. Do you know the old Finsbury Market, which is close to your district?—Yes.

1482. Close to the edge of it?—Yes.

1483. Do you know that there is a large factory there employing more than 2,000 hands; men, women, and children?—Possibly so.

1484. Do you know Hill-street in your district?—Yes.

1485. Do you know that there is a factory there with 700 or 800 hands; men, women, and children?—It may be so.

1486. Do you think that women and children can afford to come as far as Leytonstone?—It would entirely depend upon how they were paid.

1487. Having regard to the payment which girls and women can usually earn, can they afford to travel by railway, night and morning, out of the wages that they are able to earn?—I can only answer the question by saying that, in my opinion, it is advantageous that accommodation should be provided for those persons near their work.

1488. I want to get from you the fact that

Sir Sydney Waterlow—continued.

these factories exist in your district, and employ large numbers of persons receiving very low wages?—I consider that it is advantageous that there should be dwelling accommodation close by their work.

1489. Having regard to the powers of the four Acts; the Metropolitan Streets Improvements Acts, one of which is in force in your parish; Mr. Torrens' Act of 1868; the Nuisances Removal Act, and the Artizans' and Labourers' Dwelling Act; do you think that the local authorities and the Metropolitan Board of Works, taken together, have sufficient power to carry out the improvements necessary for improving the sanitary condition of a district like yours?—I do not think anything could have dealt adequately with our district besides the Artizans' and Labourers' Dwelling Act.

1490. And do you think that it was essential, in order to improve the sanitary condition of the district, and to get rid of the fever dens, that an Act of Parliament of that kind should be passed?—That is my opinion.

1491. Can you suggest any improvement in putting it in force, or has it been put in force as well as it could be in your district?—I do not know about compensation; that is not a matter that I have entered into; I daresay very large sums had to be paid.

1492. You say that St. Luke's people complain that nothing is done; do you mean that the houses are not rebuilt?—That is so; that the place is still left without dwellings for the poor being put upon it.

1493. Can you tell the Committee the particular evils that arise from that state of things; is it not the fact that heavier rates have to be paid by the inhabitants who are there, because this ground yields no rates?—Yes, no doubt.

1494. Is it the fact also that the trade of the shopkeepers is injured by the residences of their customers being removed, and none others come into the place?—That is so.

1495. Do you think that the ground should be covered as speedily as possible?—I think so.

1496. Reference has been made to the large space of ground which was formerly covered by gas works at the back of Goswell-road; are you aware that the gas company have several times tried to let it for the building of houses for working people?—I am not aware of it, but I think no private speculator would put up dwellings for the poor.

1497. Why do you think that no private speculator would do it?—No private speculator would; a large body like the Peabody Trustees might do it, but a person would not do it simply to get interest for his money; the land would be too dear in the St. Luke's district, with the cost of the buildings, to give him what he would consider a sufficiently remunerative interest.

1498. Do you think that the buildings you referred to in your district, Palmerston-buildings and Peerless-buildings, do not pay the people who built them?—As I have said, those are for the higher class of labourers; those are a class of persons able to pay more for their rooms than the people who have been displaced by the Artizans' and Labourers' Dwellings Act.

1499. You told us that the price of the old rooms

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[Continued.]

Sir Sydney Waterlow—continued

rooms was 2 s. 6 d., and the price of the new rooms is less than 2 s. 6 d.?—A person may not be able to pay more than 3 s. a week for dwelling accommodation, and in these houses he can get nothing less than 6 s. a week, although there is extra accommodation, yet he cannot afford to pay for it.

1500. Are you sure that there are no rooms let as single rooms in these dwellings?—I believe there are not.

1501. Are you sure that the company do not allow single rooms to be let to single persons, sub-let by the persons taking three rooms and only wanting two?—I am not aware of any such case.

1502. It may be so, may it not?—How could it be for a family; a single person might do so.

1503. A man and his wife and three children may take three rooms and keep two to themselves, and let one to a single person?—But how are the families to be accommodated.

1504. You said you did not think they ought to be accommodated in a single room, did you not?—A man and his wife may be accommodated with a single room; or a man and his wife and one or two small children.

1505. Are there not any single rooms let by these companies?—I am not aware that there are.

Sir James M'Garel-Hogg.

1506. You said that the whole of this area was in an insanitary state?—In a bad sanitary state.

1507. Have you made any representations to the district or the vestry of the parish on the subject?—Constantly.

1508. Have you any list of them?—At every meeting of the sanitary committee there are a number of cases to be reported upon, not as absolutely to be condemned, but as defective in sanitary condition.

1509. You said, in answer to the Right honourable Chairman, that the drainage was good; did you refer to the drainage of the houses or the streets?—The drainage of the streets, but there was defective drainage in the houses.

1510. What did you do with the people; did you make them shut up their houses?—No, we made an order for the requirements to be carried out.

1511. Were they carried out?—They were, or else the person was threatened that proceedings would be taken to get the house closed.

1512. I ask that because you are aware, are you not, that immediately the Board got possession of houses your district served notice upon them to put the houses in a sanitary state when they knew it was the duty of the Board in a very short time to pull them down; can you account for such a curious proceeding?—It was nothing more than what was being done with the houses before they came into the possession of the Metropolitan Board of Works; these houses are so situated that they do not remain long in a sanitary state.

1513. You made a requisition to us, we acted upon it, Parliament endorsed it, and we bought

Sir James M'Garel-Hogg—continued.

the property for the express purpose of pulling it down, and your districts strove to make the Metropolitan Board of Works spend the public money in doing up the houses, which are bought for the express purpose of being pulled down; is that good economy?—As long as they were left for persons to occupy them, and if they are not in a fit state to be occupied, we could not allow them to continue in that way, and the Metropolitan Board of Works should either pull them down, or put them in a proper sanitary state. It would be utterly impossible that the local authority could allow the houses to remain, notwithstanding they were in the possession of the Metropolitan Board of Works, in an unfit state for human habitation.

1514. Is it not the fact that a great many of these houses were left in a very bad state before any representation was made?—No, certainly not; representations are constantly made to the owners of houses for sanitary requirements to be carried out.

1515. You say the St. Luke's people complain that nothing has been built upon; are you aware that a third of this district in Whitecross-street has been cleared?—Yes.

1516. And sold to the Peabody Trustees?—I do not know that it has been sold to the Peabody Trustees; I know the ground has not been built upon.

1517. You know more about your local board than I do, and perhaps you can tell me what the local board has done with the Golden-street scheme?—It is cleared.

1518. Have you sold any portion of the land?—I believe a great deal has been sold.

1519. And built upon?—Yes.

1520. Will you let the Committee have that information?—I have not the particulars with me, but they shall be sent to you.

1521. Has the City sold their portion?—I do not know.

1522. Do you know whether it is empty?—I do not know.

1523. Your district board can sell it for commercial purposes, can they not?—It is a street improvement.

1524. They are not bound to let it for artizans' dwellings?—No.

1525. And the City are?—Not entirely.

1526. They are with reference to the greater portion, are they not?—I do not know.

1527. Have you any idea of what the open space on this Golden-street scheme was before the Metropolitan Board of Works undertook it, and what it is now?—The scheme is about 7½ acres.

1528. I refer to the open space; do you know what that was?—There was literally no open space before they took it.

1529. What is the open space now upon the plan; have you calculated the area of it?—I have not seen the new plans.

Chairman.

1530. Will you be good enough to hand in a copy of the official representations that you made as to the unhealthy areas?—Yes, I have them here (*delivering in the same*).

Thursday, 30th June 1881.

MEMBERS PRESENT :

Mr. Broderick.
Mr. Bryce.
Mr. Francis Buxton.
Mr. Courtney.
Mr. Cropper.
Sir R. Cross.
Mr. Hastings.

Mr. William Holms.
Mr. Leamy.
Sir James M'Garel-Hogg.
Mr. Rankin.
Mr. Torrens.
Sir Sydney Waterlow.

THE RIGHT HONOURABLE SIR RICHARD CROSS, IN THE CHAIR.

Dr. JOHN WILLIAM GRIFFITH, was called in ; and Examined.

Chairman.

1531. You are Medical Officer of Health of Clerkenwell, are you not?—I am.

1532. How long have you been medical officer of health?—Since 1856; since the commencement of the Acts.

1533. Your district is numbered in our Return, No. 12, comprising Bayne's-court, Caroline-place, Jerusalem-court, &c.?—Yes; it is the middle No. 12 upon the map.

1534. You made a representation, under the Act of 1875, of that area, did you not?—I did.

1535. Will you tell us the number of houses in that area?—I have not added them up together.

1536. Is it about 200 houses?—Yes, I should say about that.

1537. Can you tell me the area in acres?—No; the places were very scattered; it would be almost impossible to give you the acreage of them.

1538. They are a number of small places, are they not?—Yes.

1539. What class of people lived in those places?—All sorts of people, depending upon the particular courts or alleys that we pick. In Turnmill-street-court the houses were well known all over London as being the most wretched hovels on the face of the earth; they were a horrid set of places.

1540. Were the people who lived there labourers?—They were thieves and costermongers; a terrible class indeed.

1541. Were there any regular labourers living there?—No, very few.

1542. Were there any artizans?—No, they were colonies of costermongers.

1543. Was it necessary that those costermongers should have their places there; or do you think if the place had been swept clean they could have found other accommodation elsewhere, equally convenient to them?—I should think so; the accommodation was extremely inconvenient.

1544. Was it near any market?—No; they have gone away round the neighbourhood.

Chairman—continued.

1545. What was the average of the rents of those places?—About 2 s. 6 d. or 3 s. a week.

1546. For a room?—For a room; some were 2 s.

1547. Were the individual houses overcrowded?—Mostly, and they were very small. The courts were from four feet to eight feet wide, and they were old dirty places, and there was no proper drainage, or proper closet accommodation; there used to be a gutter down the court; they never used the closets in the back premises; they used to mess about anywhere, and they used to empty all their soil on the top of the gutter, and it used to flow down; and the vegetables of the costermongers were stacked upon each side of the court.

1548. That could have been removed under the Nuisances Removal Act, could it not?—No, we could not remove it. There is no accommodation there.

1549. Were the alleys, and the lanes, and courts very narrow?—Yes, from four feet to eight feet across.

1550. You could have shaken hands almost from window to window?—Yes, and the houses were very dark, and very dirty.

1551. No light?—No, and very smoky.

1552. No ventilation?—No ventilation.

1553. I do not mean ventilation into the house, but ventilation into the district?—There was no ventilation into the courts.

1554. Was the property owned by one person, or were there several owners?—Several owners.

1555. What was the health of the district?—Very bad indeed.

1556. Can you give the Committee any statistics showing how bad it was?—This scheme was never taken up, and I do not know that I can speak positively about it. There were 450 people, but I am afraid I cannot give you any statistics as to that.

1557. Could you give the death-rate of the places?—No, they were all pulled down; they never came up for inquiry, and I have not them here.

1558. Was

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Dr. GRIFFITH.

[Continued.]

Chairman—continued.

1558. Was there much fever there?—Yes, there was fever; during the cholera epidemic in 1866, one-seventh part of our cholera cases occurred in those courts.

1559. And the result would be to spread the disease to the surrounding neighbourhood, would it not?—It was a very bad place for fever, and that sort of thing; and they never seemed to sweep their chimneys, so that the people seemed to be dyed almost like dried haddocks, the skin was so peculiarly brown.

1560. Did the Metropolitan Board of Works take up the whole of your scheme?—No, they did not take it up at all; it has been pulled down for the new street; the Clerkenwell-road.

1561. Will you just look at this description (*referring to the Scheme*)?—That is right.

1562. Have the Metropolitan Board taken that up?—They have taken up part of the scheme.

1563. Which part?—Pear Tree-court; the others have not been taken up.

1564. How many houses have they taken up?—They have only taken up the Pear Tree-court scheme, that is 62 houses.

1565. Have they not taken up 80 houses?—No, 60 houses, I believe.

1566. Was that one of the worst parts of your district?—It was not so bad as this; one part of Pear Tree-court was as bad, but still it was all very bad.

1567. Then you quite approve of their taking it up?—Yes, quite so.

1568. A great deal of the property has been dealt with under the Metropolitan Streets Improvement Act, 1872, has it not?—Yes, and entirely cleared.

1569. Have you had much to do with the working of Mr. Torrens's Act in your district?—Not a great deal.

1570. But you have applied it, have you not?—I have applied it.

1571. And applied it with advantage?—No, I cannot say that we have ever found any benefit from it.

1572. Why not?—I tried it when it first came in with regard to those courts. In my report to the vestry of March 4th 1869, "Under the Artizans' and Labourers' Dwellings Act, 1868, I report as dangerous to health, so as to be unfit for human habitation, all the houses in Bitt-alley, Turnmill-street (No. 12 excepted, if the water supply be provided). All the houses in Fryngpan-alley; 3 and 4 Lamb-square; and 12, 13, and 14, Rose-alley; also the ground floor back-tenement of 64, Turnmill-street, and No. 17, Broad-yard." Those are the Turnmill-street courts.

1573. You say you reported those?—I reported those.

1574. Why were no proceedings taken?—There were steps taken, but they did not seem to answer. Then in my annual report for 1869 in reporting upon what was done, I said, "I also advised the closing or destruction of several houses in the courts of Turnmill-street; these have long been notorious for their sanitary defects, being too close together, in too confined a locality, without proper water supply and
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Chairman—continued.

privy accommodation. The course laid down in the Act was followed by the vestry in regard to these houses; the owners being summoned before the vestry, and the proper notices served. Some of the houses have been pulled down and rebuilt (I regret to say, leaving the courts only from 4 to 8 feet wide)."

1575. When they were rebuilt, they were rebuilt on the same spot?—Yes, exactly. "Others have been improved as regards their sanitary defects; and in regard to the remainder, they may be said to be in hand"; that was in 1869. It came to nothing after that. These houses were pulled down, and when they were built up the houses were a little better in their interior, but they were massed together in that way that the vestry did not seem inclined to go on any further with it.

1576. So that there was no advantage either in light or ventilation in the district?—No, not at all; and then I think there was a rumour about a new street, that they were coming down.

1577. Under the Metropolis Improvement Act?—Yes, and therefore they did not pursue it any further. Then we have taken up this Act in a few other cases, but in those cases we have mostly done without the Act. In Victoria-place, Pentonville, which was a small court of five or six houses, they were all very dilapidated, and I reported it to the vestry, and they got it done under the Local Management Act, and the Nuisances Removal Act, so that that was not pressed; but I reported it under Mr. Torrens's Act. There were a few others, but we have not done much under Mr. Torrens's Act.

1578. Do you find any difficulty in your vestry as to the working of that Act?—No, but I could not see that it remedied our cases; most of our cases are not strictly defective buildings, but the courts are walled in and closed upon all the sides, so that nothing but Sir Richard Cross's Act will do any good with them; they require a re-arrangement.

1579. You want the whole ground swept away, so that one hand may re-arrange it?—Yes, nothing else will do it. I have the number of courts here that I condemned in that first list. In some of those the mortality is not much greater, or very little greater, than the average of the parish; but they are most wretched places, wretchedly situated, and it is of no use condemning them under Mr. Torrens's Act, you can only pull them down; but the whole neighbourhood wants clearing out, just like the School Board clears out a neighbourhood to build a board school.

1580. I see by a report which I have in my hand of 1875-6, you say, "I have italicised the conditions existing in many of our courts and alleys which appeared to me to bring them within the scope of the Act, and which, although not sufficiently important to cause the demolition of the houses without provision for the accommodation of the occupants under the Artizans' Dwellings Act, brought them well within the reach of the Improvement Act"?—Yes.

1581. I suppose in some of these courts the houses themselves were not sufficiently bad to shut up and pull down?—No, certainly not.

1582. At the same time it is quite necessary
G 4 that

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[Continued.]

Chairman—continued.

that they should come down in order that the area may be swept clear?—That is my opinion.

1583. That is what you meant to express in that paragraph?—Yes; and as regards the social condition of the people, it is most important that they should be brought out into public a little. I do not like any of these back slums; we have a number in our back courts; the women and children do not go out in the day, and the children play at the ends of the courts, and there is no light or air let into the place at all, and they ought to be all closed, in my opinion.

1584. In your opinion it is of great value to break up the old haunts and slums, and the people living there?—Yes, it is most important.

1585. A good many people have been displaced by the action which has been taken in your district, have they not?—Yes.

1586. Can you give the Committee any notion of the number?—Those that I know have been displaced are those from Turnmill-street courts; they number 450; and those in Pear Tree-court.

1587. In your report of 1877-8 you say that altogether about 700 or 800 people had been displaced by improvements?—Yes, that is so.

1588. Would that be the same class of people that you talk of here, thieves and costermongers?—No, there were some bad characters in Pear Tree-court, but there were some artizans and labourers; a different sort of people altogether.

1589. With regard to the 700 or 800 people who have been displaced, what would that number take in?—It would take in all.

1590. Can you trace where those people have gone to?—No, I cannot say that; they are scattered about, some to Pentonville, some to St. Luke's, and a great many have gone to Leather-lane; but they are broken up, and a very good thing it was.

1591. Do you think that the artizans amongst them suffered much from the displacement?—No, they would get houses in the neighbourhood.

1592. In your parish?—In my parish; that is to say, we have had a large accommodation built up for the public in the way of these model dwellings in the last few years.

1593. How many model dwellings have you got in your parish?—There is Corporation Buildings, they have about 900 or 1,000; in the Farringdon-road Buildings they have 1,200; then there is the Cobden Buildings, by King's Cross, that is a small affair of about 100; then there are the very large Compton Buildings with 1,700 in.

1594. So that you have had a large increase in the census?—Yes, it tells in the census as 3,500 increase.

1595. Do you know what rents the people pay in these new buildings?—Yes, they are rather high rented; there are very few cheap rents; half-crown rents are very scarce indeed.

1596. Are there any at 2 s. 6 d.?—A few, I think, at the top; but the others are dear, 3 s. 6 d., 4 s., and 5 s.

1597. For a room?—Yes; so that the model dwellings do not at all accommodate the people who have been removed.

1598. Do the people that move into these

Chairman—continued.

dwellings go out of the little houses?—Yes, that is so.

1599. And the people out of the worst houses that were swept down would probably go into those dwellings?—Yes, that is the process that has been going on for years in Clerkenwell. There are some good houses, where some good families were brought up, where they used to keep their carriages; they retire into the country, and those houses are let out to a family in each floor; there is a continual out-go of good people, and an in-come of working people.

1600. Though the very poor do not go into the model dwelling-houses, still they do go into the houses that have been vacated by people who have gone from there?—Yes.

1601. So that there is a general rise in the character of the house in which the people live?—Yes; you can tell when you open the door what sort of people live in the house by the destructive manner in which they use all parts of the premises; you can tell they are not a safe sort of people.

1602. What is the health of the people in these model dwelling-houses?—The health is decidedly superior; I reckon 17 or 18 per 1,000; whereas in the other it would be 22 per 1,000.

1603. What is the average in your district?—It varies; this last year it was 19; in other years it has been 22 and 23 in the thousand; the death-rate is decidedly less in those large dwellings. The only point against them is that the zymotic mortality is a little higher; there were more cases of scarlet fever, and that class of disease, amongst those people.

1604. How do you account for that?—I account for it in this way, that the children play very closely together, and the mild cases before they are perfectly cured run about and play with other children, and spread it in that way. There is a most serious objection against some of these buildings, and that is, that the apartments mostly communicate one with the other, so that directly you go into one room, it is like all one room.

1605. What particular buildings do you speak of?—I think they are all the same except Compton Buildings; in Compton Buildings they have a passage between the rooms, which ought to be the case in all.

1606. Have you any other area in your district which you would like to represent under the Act of 1875?—I did recommend a great many that have not been treated at all.

1607. Did you recommend them at the same time?—Yes, and it was a very curious thing that though some of these houses are very badly constructed, in little courts with few inhabitants, and with only one closet, yet the mortality is kept down to only 12 per 1,000 instead of having 22 per 1,000 like the rest. There is a small number of people, and with a small number of people you cannot depend upon the numbers as showing anything. There have been several of these places pulled down for the new street; Albert-place was one place that I condemned, and it was pulled down in 1877.

Sir James M'Garel-Hogg.

1608. Do you recollect how many schemes you

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Sir James M'Garel-Hogg—continued.

you brought before the Metropolitan Board of Works?—Do you call each court condemned a scheme? They were not official representations.

1609. How many did you make?—I made two official representations then; I made one first.

1610. What was it?—It was relating to a part of Pear Tree-court.

1611. That has been taken and finished, therefore we need not go into it?—Then as to the second one, the Metropolitan Board of Works represented to me that other places near there were in as bad a state, and so I made a new comprehensive representation, including the whole of Pear Tree-court, so that it is all done with.

1612. What is the next one?—Then I took Baynes-court; that was included in my first representation. I made only one representation really, but the first one included a great many places not belonging to Pear Tree-court, and many of those have not been touched.

1613. But a good many of the scattered representations that you made have been taken up, have they not?—No.

1614. Frying Pan-alley has been dealt with, has it not?—Yes, that is one of the Turnmill-street courts.

1615. And another bad part; Albert-place and Ledbury-place have been dealt with?—Yes.

1616. The representations, therefore, seem to comprise from about five or six up to 10 or 15 houses; would it be possible for the Metropolitan Board of Works, under Sir Richard Cross's Act, the Artizans' and Labourers' Dwellings Act, to make a scheme with these small places?—You cannot make a scheme like the Pear Tree-court scheme; but as you have gigantic powers, like the School Board, you might pull down these places and make a proper space for them, or build them somewhere else.

1617. Do you not think that these small places might have been dealt with much better by the vestry under the Nuisances Removal Act, or Mr. Torrens's Act?—No.

1618. Why not?—Because there is no room to rebuild; look at Slade's-place, for instance.

1619. I have a place here with three houses; you could hardly expect the Metropolitan Board of Works to bring a scheme into Parliament for three houses?—I do not consider that at all; I never think of it.

1620. Would you prefer the Metropolitan Board of Works to take up all this in place of the vestry and district board doing their duty; is that it?—I do not see what the vestry can do with them.

1621. Surely under Mr. Torrens's Act they can deal with three or four houses; I have one before me with simply three houses; it is between St. John's-square and Berkly-street; could you expect the Metropolitan Board of Works to bring in a scheme under the Artizans' and Labourers' Dwellings Act of 1875 for such a spot as that?—I do not look at it in that way, I do not consider that part of the question.

1622. May I take it you thought the Metropolitan Board of Works ought to undertake not only their own duties, but the duties of

0.105.

Sir James M'Garel-Hogg—continued.

the vestry too?—I do not think the vestry can do it.

1623. Why cannot the vestries do it; vestries have done it, have they not?—Not in such cases as these; there is no room to rebuild.

1624. What is the difference between Clerkenwell and other districts where Mr. Torrens's Act has been put in force?—In Jerusalem-court you cannot get any back ventilation.

1625. Is Jerusalem-court between St. John's-passage and Berkly-street?—No, that is Stratton-place.

1626. There are two houses in St. John's-court, are there not?—Yes, that is Jerusalem-court. They are walled in as badly as the courts in Turnmill-street; I do not know what we could do with them.

1627. You thought we might take a scheme and pull them down, and build good houses in a sanitary state to replace the three or four that were not in a sanitary state?—Yes, it cannot be done without.

1628. Did you make any representations to your vestry or district board upon the subject, and if so, can you tell the Committee the number; did you, or did you not, try the powers of the vestry and district board?—No, I did not represent them under Mr. Torrens's Act.

1629. Or under any other Act?—No; but I laid before the vestry the representations that I have made to you, and the vestry had meetings and visited all these places, and they agreed that something ought to be done with them.

1630. But they did not see their way to do it themselves?—No.

1631. You were not quite sure just now about the weekly rent in Pear-Tree-court; I have it down as 2 s. 4 d. a room?—A few were 2 s.

1632. I have an official report which says that it was 2 s. 4 d., but I suppose it is somewhere about that?—It is somewhere about that.

1633. Have you looked at the Amendment Act of Mr. Torrens's Act of 1879?—Yes.

1634. Do you not think it gives you extraordinary facilities for carrying out improvements in these small areas?—No, I think not.

1635. Have you tried it?—No, I have not tried it; I might lay these cases before the vestry, if I were certain that the Metropolitan Board were not going to take them up, but I have never heard that they are not, but I consider that they are in hand; we have had no decided answer.

1636. You have not had an answer about these small areas that are dotted about?—No.

1637. I understood you to say that the largest one has been taken up by the Metropolitan Board?—Yes.

1638. And the two or three next to it have been taken under the 1872 Act, and improved?—Yes.

1639. So that there is not much left for the vestry to do, is there?—Yes, there is Caroline-place (Baker's-row), Kemp's-place, Jerusalem-court, Stratton-place, Fox-terrace, and others.

1640. We have a few small areas varying from four to five houses up to 10 or 12 houses that have not been dealt with?—Yes.

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1641. You

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[Continued.]

Sir Sydney Waterlow.

1641. You have just told the Committee that there are four or five smaller areas, consisting in one case of two houses in Slade's-place?—There are 15 houses in Slade's-place.

1642. Are there not three houses separated at the back of Berkly-street?—Yes.

1643. Then there are six close to St. John's Church in Jerusalem-court?—Yes.

1644. Would it not be possible for the vestry to proceed under Mr. Torrens's Act, and get these houses pulled down, and leave it an open space?—They are not bad enough to be pulled down. I say that in some of these courts the mortality is not as great, or is not greater, than in the rest of the parish.

1645. Are they in such a condition as to be unfit to be lived in?—Yes.

1646. Then, if they are unfit to be lived in, ought they not to be pulled down?—It is bad for the social condition of the people that they should be put away in these back slums. I considered that the Artizans' and Labourers' Dwellings Act was going to produce a regeneration in the homes of the poor, and I relied upon that to a great extent.

1647. Are they in the condition set out in the preamble of the Artizans' and Labourers' Dwellings Act, namely, that by reason of the want of light, air, ventilation, or of proper conveniences, or from other causes, these houses which I am referring to are unfit for human habitation, and fevers and other diseases are generated there?—Many of these are, but there are two clauses in that Act to which I would refer; the first is where they are unfit for human habitation, and the second is where they produce fevers. Now I consider that several of these belong to the first list, that they are unfit for human habitation for want of proper conveniences and light and air.

1648. I presume you would not have recommended them and included them in your scheme if they had not been in the condition stated in the preamble of the Act of 1875?—I say that there are two conditions in the preamble; one is relating to the want of air and ventilation, and the other to the prevalence of disease. Now I consider in these cases where there is no unusual prevalence of disease, such as Slade's-place, where there is only one water-closet for 10 houses; that they are capable of improvement.

1649. I will not press this part of the question. When you commenced your evidence, you said that the Turnmill-street courts, which you referred to in the first part of your evidence, was not near any market; do you mean to adhere to that answer; is it not within three minutes of the largest market in London, namely, Smithfield market?—That is not a vegetable market.

1650. I did not say a vegetable market; the question which was put by the Right honourable Chairman was whether it was not near any market; are there not a number of persons, labourers of the commonest class, employed in the Smithfield market in fetching and carrying early in the morning?—Yes, porters.

1651. And did not a number of the persons who were turned out of the Turnmill-street-court, as a matter of fact get their living in the neighbour-

Sir Sydney Waterlow—continued.

ing market?—I think not one, they only fetch vegetables; they are almost exclusively costermongers. As to the Smithfield market porters, I am physician to a dispensary, and I know these people well, they are a very superior class of people; they occupy good rooms and good houses, and they bear no comparison with these whatever.

1652. You also told the Committee that the persons removed drifted into houses in the neighbourhood?—Yes.

1653. Did they not drift into the courts in St. John's-street?—No, I think not; which court in St. John's-street do you refer to?

1654. The small courts leading out of St. John's-street, Clerkenwell, and Cow Cross?—They may have gone there, but that is not Clerkenwell.

1655. Is it not within a few hundred yards of Turnmill-street court?—Yes, they may have gone in there; but I have heard that they moved away to Leather-lane, and some of them up to Pentonville.

1656. Are not the courts in Leather-lane very narrow?—Yes.

1657. And did not that cause overcrowding in the courts in Leather-lane?—Yes, I daresay they added to it.

1658. Can you tell the Committee the death-rate in the houses which you included in your scheme, and recommended should be pulled down and reconstructed; you have told the Committee that there was much fever there, and that one-seventh of the whole cholera cases in the whole district came out of these courts?—Yes.

1659. Can you give the Committee an idea of the death-rate?—The death rate in Pear Tree-court, that is the worst court, came up to about 40 in the 1,000, and then in the next batch it was about 31 in the 1,000; in the small courts forming part of the scheme it was 35; in another part it was 23, but then there was a very small population there, and it is always unsafe to make a calculation upon that; and in another part it amounted to 35.

1660. We may take it, may we not, that in the whole of the houses you condemned it would have averaged 36 in the 1,000?—Yes, I should say so.

1661. Have you had sufficient experience to give any opinion as to what would be the reduction in the death rate when the improvements are carried out?—No, I cannot say that, because the parish varies with the building of model lodging houses, and pulling down here and there.

1662. Before these narrow courts and feverdens were pulled down, had you any personal experience of the extent of sickness by personal visitation?—Yes, certainly; I have attended those courts for 40 years.

1663. Was there an excess of sickness corresponding at all with the excess in the death-rate?—Certainly there was.

1664. If the death-rate can be reduced from the average of 36 down to 17, which is the death rate of the Peabody dwellings, we should have a saving, should we not, of 19 in 1,000 of deaths?—Yes, it would be so.

1665. Then,

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Sir Sydney Waterlow—continued.

1665. Then, in fact, in every 1,000 persons living in these houses previously, there must have been 19 preventible deaths per annum?—Yes.

1666. How many cases of preventible sickness would that have represented, taking all kinds of sickness which prevent people going to their work?—It would depend upon what sickness it was. If it was small-pox, or that class of disease, we might say 10; if it was fever, we might say 10; but in ordinary cases it would be 20 or 30.

1667. For every person who is sick unto death, there would be 10 or 20 who would be sick and recover?—Yes.

1668. You told the Committee the number of improved dwellings in your district, including the Corporation Buildings; have you visited the Corporation Buildings?—Yes, many times, and I hope I shall never have to do it again.

1669. Would you mind telling the Committee why?—I object to going up these stairs; the staircases are spiral, and the steps are very narrow, and as you come down you suddenly see an abyss before you as if you were going down into the middle of the street.

1670. You mean, personally, you do not like going up and down the staircases?—I have a great dislike to them; I would not allow any to be built over four storeys high; that is quite enough.

1671. Supposing that, by building five storeys, you can reduce the rental of the rooms, would not that be reason sufficient to justify five storeys?—People will live in them; they will let if they are six storeys.

1672. If you can reduce the rent by building an increased number of storeys, is it not desirable?—It is of advantage to the poor.

1673. And by that means you would accommodate a lower class than if you built only four storeys?—Yes.

1674. Is it not as desirable to accommodate as low a class as you can, and get as low a rent as you can?—Yes, but you will not get the lower class into those lodgings.

1675. You have told the Committee that the rent of the rooms, which were to be pulled down or condemned by you, was about 2s. 6d.?—Yes.

1676. Do you know the rents of the rooms in Corporation Buildings?—There are a very few at 2s. 6d.

1677. Do you not know that there are some with two rooms and a separate kitchen for 4s. 6d.?—Yes, it may be so.

1678. That is less than 2s. 6d. a room, is it not?—Yes.

1679. Are you aware that every tenement in Corporation Buildings has a separate water closet?—Yes.

1680. Do you not think that, in a sanitary point of view, that is worth a great deal?—Certainly it is.

1681. And from a social point of view, too?—Yes.

1682. Would it improve the tone of the tenants, especially the females of the family, to have a separate water closet?—Yes.

1683. Is it not worth an additional 6d. a week, 0.105.

Sir Sydney Waterlow—continued.

and do they not feel it so?—Yes, but the lower class never get into the dwellings; they would not live there.

1684. Why?—The regulations are too restrictive; and the people are too destructive; they do not like the discipline.

1685. If I told you that in Corporation Buildings that they had been allowed there, and that they had wonderfully improved since they had a better home, what would you say?—They would be, the best of them.

1686. Is it not possible to raise them by degrees?—Yes; I published that in my report years ago on the Turnmill-street court, to which I before referred.

1687. You told us that, in the case of a large number of houses that were inhabited by one family who had now gone into the country, they are now let in single rooms?—Yes.

1688. Are they eight or ten roomed houses?—Eight-roomed houses.

1689. How many families live in the eight rooms?—Sometimes eight.

1690. And how many closets are there?—Only one.

1691. Is not that a much worse sanitary condition than living in a large dwelling like the Corporation Buildings?—Yes, decidedly it is; I approve of the dwellings very much; the only point I do not like is the height, and that is to a certain extent a personal consideration; I do not like going up the stairs.

1692. Would it be a desirable thing, if possible, that Parliament should determine that, in the inspection of lodging-houses, there should be a proper proportion of water closets in the lodging-houses?—Yes, certainly.

1693. How many closets do you think ought to go to eight rooms; two or three or one?—One seems to answer as a rule.

1694. Is one closet sufficient for eight families?—I do not think it is. In this kind of houses, where they are better houses, and a little more rent, we do not often find cases of stoppage of the drains.

1695. You told the Committee that in the bad houses, the closets were used so that the filth was piled up on them?—Yes.

1696. Does not that arise from the common use of the closets?—I think it arises from the children.

1697. Do you think that if they had a closet to themselves they would not keep it better?—I do not think they would.

Mr. William Holms.

1698. I think you said that 200 houses were embraced in the representations which you made?—Yes.

1699. What were you referring to when you spoke of 450 people?—To the inhabitants of Turnmill-street.

1700. How many houses?—I do not know how many houses; there were 450 people.

1701. Inhabiting about how many houses?—I should think there are 70 or 80 houses there.

1702. You spoke of one part as being particularly bad; Turnmill-court?—The courts in Turnmill-street.

1703. What

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Mr. William Holms—continued.

1703. What are the names of the courts; they are not in the scheme, are they?—No, they are swept away entirely.

1704. Am I right in supposing that Frying Pan-alley has been dealt with in another way? Yes.

1705. And the same with regard to Ledbury-place?—Yes.

1706. So that, practically, all your representations have been dealt with, except a very few small places?—Yes, that is so.

1707. Could not they be dealt with under Mr. Torrens's Act?—I do not think so; we failed so signally in regard to the Turnmill-street courts, that the vestry did not feel inclined to take them up under Mr. Torrens's Act again. There is not room there; it is really a question of cramming up together.

1708. In making those representations, did you do so of your own motive, or at the suggestion of the local authority, or of any one else?—I did it under the Act.

1709. Of your own motive?—Certainly.

1710. Have you made any other representations than those stated here?—No, I have not.

1711. Are there any other places regarding which you would like to make representations?—Yes. I have a batch ready for you in the northern part of the district.

1712. To what extent?—They are mostly small.

1713. Are they scattered about?—Yes, they are scattered about, and small.

1714. How many houses altogether would you like to make a representation about?—There are two very bad courts, and yet the mortality is not great; in one of them it is 13 per 1,000; but it is a wretched place and ought to be pulled down.

1715. How many houses are embraced in it?—Ten houses; there is one court with seven houses; another with 10; another with 10; another with three; another with three; and another with five houses. Then there is a mews with 22 houses. I think I shall cut that out. Then there are two houses again; another with three; another with 15; another with three; another with nine; another with five; another with three; and another with 10.

1716. That is about 90 houses altogether, is it not?—I have added them up and they come to 110.

1717. I thought you struck out 22?—Yes, that leaves about 88 or 90.

1718. If they were put right, would it put your district in a satisfactory condition, do you think?—Yes, I think so, because we can deal with anything else but the courts.

1719. You said that the death rate in those districts regarding which you made representations, only amounted to 13 per 1,000?—Yes.

1720. How do you account for that; that is a very small mortality?—I account for it by reason of the small population.

1721. And the people are not overcrowded in the houses, I suppose?—I will not say that. They live together by themselves, and do not mix much with other people; you get a good long street with the houses filled with families, you have the disease from one end to the other,

Mr. William Holms—continued.

from the mixing together; but in these small courts the mortality comes out very small.

1722. The houses are not crowded together so much, are they?—They are very much.

1723. Are the people crowded in the houses?—No, but the courts are very narrow, with no light and no air, and an entrance through a narrow passage.

1724. I am surprised at the extremely small mortality?—Yes, it is quite absurd.

Mr. Rankin.

1725. You said there was the largest amount of good arising from the breaking up of these districts and the people having to go away?—Yes.

1726. I presume you mean to the persons left behind rather than to the persons who had to go away, or do you mean to both?—To both; it does the class of people good who get away; it mixes them amongst others.

1727. What is the nature of the occupation of the persons who go away?—It depends upon the courts.

1728. Do you think the persons who go away are able to alter their occupation, and find a new occupation?—No.

1729. Do you think their occupation is such that they can carry it on elsewhere?—Yes.

1730. You said that in some of the places alluded to by Mr. Holms, the mortality was only 13 per 1,000?—Yes.

1731. What is the closet accommodation in that district?—I think they have a closet to each house.

1732. Adjoining the house?—No, in a little back place.

1733. Do you consider it a good or bad arrangement for the closets to be inside the house?—No doubt it would be better outside the house; it ought to be in a little out-house.

1734. Do you not consider that sickness often arises from closets being inside houses badly supplied with water, and from other causes?—I do not think that it is so in good houses.

1735. But in houses such as we are discussing, is it not so?—In some of these we have no water; in most of these places the closets are out in the yard.

1736. If you were building model cottages or dwellings, would you put the closets outside or inside the houses?—If I had my way, I should put them at the end of the passage, with a door opening into the closet.

1737. Would you not consider it preferable for a closet to have no connection with the house?—Yes, but if anybody was ill, or for elderly people going out in the night, it would be an inconvenience.

1738. Do you think, as a rule, it is fair to take the sickness rate as proportionate to the death rate?—I think we generally find that they agree.

1739. As a rule?—Yes.

1740. I have been told that that is not so, that in many cases the death rate may be low and the sickness rate high?—As a rule, it applies the other way.

1741. Do

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[Continued.]

Mr. Torrens.

1741. Do you think that the great evils of demoralisation and degradation of all kinds are not to be measured by the rate of mortality?—Amongst these bad courts, or amongst the Turnmill-street courts, which were the worst I have ever been in, in any part of the world, the degradation was something frightful. In these small courts where the mortality is small, the people are of the better sort, and do not seem to be demoralised by the crowding together, and that sort of thing.

1742. May I take it, that what is commonly called a *cul de sac*, or a place where there is no thoroughfare, need not be necessarily unhealthy or degraded, or subject to a high death-rate?—It need not; but I have great objection to it.

1743. I think you told the Committee that you did not find the mortality greater in these little courts, and that sometimes the people were better?—Yes; I can mention to you a case of one that has not been condemned, that is Oldham-gardens; there are 15 houses, and 125 inhabitants, it is near the prison; it enters through a narrow passage, and then it goes down with small bits of garden in front, it is a *cul de sac* there; the mortality is only 14 in the 1,000, but then they are rather a decent sort of people.

1744. Let me take you back a little for the information of the Committee, as to the history of your own action in this whole affair; in the interval between the passing of the Act of 1868, and the passing of the Act of 1875, how many suggestions did you make to the vestry of Clerkenwell for dilapidation and repair?—I cannot tell you; a very great number.

1745. But the principal was Turnmill-street, was it not?—Do you mean as regards general dilapidation?

1746. In point of degradation, it was very pressing, was it not?—Yes, a number of representations were made.

1747. Will you classify them; Turnmill-street was one of the most signal instances you had to deal with, was it not?—Yes, under Mr. Torrens's Act.

1748. When you made that representation to the vestry, what occurred?—They summoned a landlord; they began with one landlord, and they had regular meetings, and served notices, and so on; and the landlord pulled down two or three houses and rebuilt them; of course, they were of the same size, or even a little less, because he built a closet at the side.

1749. The vestry did not object to act upon your suggestion, did they?—No.

1750. And the surveyor did not place any difficulty in the way?—No, not at all.

1751. When they came to apply the Act, the landlord being the only person able to rebuild, or who was called upon to rebuild under the Act, as we amended it, they started the rebuilding of the narrow courts upon the same site, not thinking that they had discretion to build elsewhere, or power to build elsewhere?—I do not think they had power to make the landlord rebuild elsewhere.

1752. And that was the reason, was it, why they did not proceed further?—Yes.

1753. You have told the Committee, as I understand you, that there was no room in your
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Mr. Torrens—continued.

district of Clerkenwell to build elsewhere?—You can find out pieces of ground somewhere, and now there is a very great deal of room.

1754. Let me remind you of this: at the time we were speaking of, in the interval between 1868 and 1875, was there no room in Clerkenwell to build elsewhere if you had had the power?—No room on this spot.

1755. No room to build elsewhere; that was the question put to you by the Right honourable Chairman?—What I stated, or what I meant to convey was, that when these houses were pulled down, and even when they were rebuilt, the courts were as close and narrow and just as bad as at first.

1756. We quite understand that; had there been power under the Act of 1868 to build elsewhere, either in the parish or in the immediate neighbourhood, was not there plenty of room to do so?—You might find it.

1756. Surely you cannot let the Committee be under the impression that there was not room within earshot of these very places; Turnmill-court and Pear Tree-court abutted upon a great waste place in old Farringdon-road, did they not?—Yes.

1758. Had not that place been vacant for 25 years?—Yes.

1759. Was there any reason why houses should not be built there as well by the vestry or by private individuals as by the Corporation or by the Buildings Company?—No.

1760. Therefore, if power existed under the Act of 1868 to rebuild in contiguous places, the difficulty would not have arisen which you have represented so properly, namely, rebuilding these narrow courts, which would have been only to renew the mischief?—No.

1761. When the Act was amended in 1879, you told the Committee, I think, that you did not ask the vestry to apply it then under the amended power, because you thought it would be better to make the Metropolitan Board of Works do the work, and pay for it?—Yes.

1762. But that you did not take into consideration the difficulty of that board undertaking small schemes and patches, or the objection that would arise upon that point?—No, I did not consider that all.

1763. Will you tell the Committee whether the vestry of Clerkenwell have shown any indisposition to tax themselves or their ratepayers, or to take the trouble of rebuilding under the amended Act?—They have never considered the question.

1764. Have you ever asked them to consider it?—I have not. I have been waiting to see the result of the Artizans' and Labourers' Dwellings Act.

1765. When the honourable Member for Paisley asked you about the small groups of houses just now in the parish, which you thought were not unfit for human habitation on account of mortality, but that you would like to see replaced or rebuilt, did I correctly understand you to say that you considered those were contiguous or scattered?—Scattered.

1766. And therefore that policy, as far as we understand it, of Sir Richard Cross's Act which is to take areas that require to be dealt with as
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[Continued.]

Mr. *Torrens*—continued.

a whole, could hardly apply, could it?—No, not if you mean by areas one of these large schemes.

1767. The policy of that Act was to replace areas and take down good houses for the sake of general improvements, was it not?—Yes.

1768. If these places that you have indicated just now were not contiguous, but scattered over the parish, could they have been dealt with under Sir Richard Cross's Act?—I think they could. Let me take Oldham-gardens.

1769. How many houses are there there?—Fifteen houses; there are six houses in the main street, behind which these were buried; I should clear down these six houses in the main street.

1770. Under the Act of 1875?—Yes; and I would rebuild those places.

1771. May I ask you whether you have considered who is to pay for it?—No, I do not consider that point.

1772. The Metropolitan Board of Works would consider it, would they not?—Yes, but I do not think it in my department to consider that, but I thought their powers were large; if you attempt the regeneration of London, and talk of the Metropolitan Board of Works having spent half a million or a million of money, that is not very considerable; it must cost much more than that.

1773. If you deal with Whitechapel and St. Giles's, no part of that money would be spent in Clerkenwell?—Then the Metropolitan Board of Works should rebuild and recoup themselves in that way.

1774. Do you think that the same rate of expenditure should go on in places like Clerkenwell as well as Whitechapel and St. Giles's; half a million in each?—Well, I cannot say that, but it ought to be done.

1775. As an experienced officer of health you must know what the likelihood would be of your ratepayers submitting to that style of expenditure?—I know there would be great objection to it.

1776. Would it be borne?—I dare say it would not.

1777. So that your remedy is a remedy that would not be borne?—Probably it is impracticable; perhaps I have no right to say such a thing, but I do not think the vestry would like to put any of the expenses of these model dwellings under your Act on to the ratepayers if they could help it.

1778. I have nothing to do with model dwellings; I thought you said they did not interpose any objection?—Not under the 1875 Act.

1779. Under the 1868 Act, did they interpose any objection to your scheme?—No, they worked it out as far as it would go.

1780. But now they would object, you think?—If you put any expense upon the ratepayers; if you pull down and rebuild, causing an expense upon the rates, I think it would not be popular; they would not like it.

1781. Did you not find under the Act of 1868, that the practical efficacy of it consisted in a great degree in compelling negligent landlords to repair?—Yes.

1782. So that it was really no expense to the ratepayers?—No.

Mr. *Torrens*—continued.

1783. It would be without expense to them, and of great use?—Yes.

1784. But it is now in suspense, hoping that the Metropolitan Board of Works would come in to do it for you?—Yes.

1785. When the Act of 1868 was passed, would it be correct to say, that Clerkenwell was one of the parishes that was already chock-full of inhabitants?—It is not so full as some.

1786. I do not ask that; in 1868, when the first Act was passed, was not Clerkenwell like other parishes in the centre of London chock-full of people; were there not as many people as could reasonably and healthfully be accommodated with house-room?—I should say not; there were 250 to the acre about, whereas in Westminster, there are 400 to an acre.

1787. I think you did not hear my question; I asked whether in 1868, it would be true to have said that Clerkenwell was as full as it could reasonably be?—Yes, as full as it ought to hold.

1788. Therefore when the people were by any means turned out of Frying Pan-alley, and Turnmill-street, and Pear Tree-court, there was no room for them to go elsewhere in the parish?—No.

1789. You stated that they went into the contiguous parish, Pentonville?—No, that is in Clerkenwell; I do not know that they went there.

1790. Do you know what the condition of things now is in that part of the parish which has so immensely increased in population since the operation of the Act of 1875, and the Streets Improvement Act, in the part of the parish where the Italians live?—We have very few Italians.

1791. I speak of the part between Pear Tree-court and Warner-street?—There are some there, but not many.

1792. Do you know where the people have come from recently to that district?—They have been there a long time.

1793. They came out of Leather-lane, did they not?—Yes.

1794. Was not Leather-lane the place you told the Committee that the people who have been turned out might have gone to?—Some did go there.

1795. The people turned out of the Turnmill-courts were to go to a place that was already so full, that the people were flying from it to get up into Pentonville?—Yes.

1796. Is that making a provision, in your opinion, for the surplus population that were excluded?—There was no provision made.

1797. But there being the means of making provision under the amended Act of 1878, no attempt was made to do it, because the Metropolitan Board of Works were expected to come in and do it?—Yes.

1798. And that is the present condition of things?—I understood that under the amended Act of 1878, the expense would fall upon the parish; I have no right to say so, but I think it would make the vestry very unpopular, and they would not like it.

1799. You told the Committee, I think, that a great deal could be done without any expense at all?—Yes.

1800. And

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Mr. *Torrens*—continued.

1800. And under that Act, I think, you will find that a great deal of the expense can be recovered from the landlord?—In the Turnmill-street courts it did not cost the vestry a farthing.

1801. Do you think the threat of dilapidation, and taking down the house without replacing it, is an operative threat to make negligent landlords either effectually repair or rebuild?—Yes, but we did a great deal in that way without your Act; sometimes we call the police in, or the district surveyor; we have not much difficulty in getting it done without appealing to your Act.

Mr. *Cropper*.

1802. How long have you been engaged in sanitary operations in this parish?—I have been in medical practice there for 40 years.

1803. How long is it since you first began to act under these Acts, in shutting up houses or trying to improve them?—Since 1856.

1804. Then you must have seen the effect upon the parish of these operations?—Quite so.

1805. From what I can gather from your evidence, pretty nearly 5,000 of your population have been living in better houses in consequence of those operations; I do not say to a nicety, but between 4,000 and 5,000 have got into better houses?—Not so many as that; I do not see where the 5,000 comes from.

1806. You have improved the houses for about that number?—We have improved the dwellings, made the model dwellings, and provided accommodation for 5,000.

1807. And with all that, is the moral condition of the people and their health decidedly better, within your experience?—In those points it is, and I should say it was, as a rule, decidedly so.

1808. Most of the people who were dispossessed of the bad houses went elsewhere, but the greater number remained with you, did they not?—Yes, I daresay they did.

1809. And those people being put in better circumstances, you think have decidedly improved?—Yes.

1810. Both in health and in character?—Yes.

1811. In reference to a question put to you by the honourable Member for Gravesend, when you spoke of the large proportion of those who were sick, as compared with those who died, I suppose you referred chiefly to the young children and women; not chiefly men?—No; the sickness is greatest amongst the children of the poor.

1812. The men get away; they are not so much at home?—No.

1813. You have not so many sick men; it is chiefly amongst the children, is it not?—Yes, half the deaths are amongst children under five years of age.

1814. Have you any reason to think that it was a bad thing to lessen the population of that part; would not they do just as well if they went to live farther away from the centre, if you pulled down the houses altogether and let 50 people live where 100 lived before; would not the other 50 get accommodated out of town, and do just as well?—I do not think it would answer in all the parishes; I should think not; some of them would go to the docks, and go a long way,

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Mr. *Cropper*—continued.

but they must work round the neighbourhood somewhere, or a little way out.

1815. If they worked in the docks they would do just as well somewhere else, could they not?—Yes.

1816. They might as well have lived a considerable distance off?—Yes, they might; but I think the people who lived in the houses that have been pulled down worked in the neighbourhood, in Holborn.

1817. I gather that the way in which the population has been better housed is, by building much higher houses, so that you get the same number of people on an acre, but more room for families?—Yes; take the case of the Farringdon Road Buildings; I think the highest population to an acre is something like 400; in these Buildings we have 1,200 I think upon less than an acre; so that you can pack them in in that way very well.

1818. They are new buildings, are they not, lately built?—Yes, five years ago.

1819. What number of storeys are there in those buildings?—Five storeys.

1820. There the sickness is not so great?—No; but there is rather too much zymotic disease.

1821. I think I remember your saying that they caught it?—Yes, if one case is not found out in a moment, the rooms opening into one another, and the mothers going to and fro, you get four or five with it directly.

1822. Are the stairs inside or outside stairs?—They are inside stairs, but there is great ventilation all through; they are wonderfully ventilated.

1823. Some of the buildings have outside stairs and outside passages, have they not?—Yes.

1824. In that case would your remarks with regard to infection apply?—My remarks as to infection apply to the rooms communicating with each other in the case of each family.

1825. But in some of the Peabody-buildings are there not internal passages into which all the families' doors open?—Yes.

1826. And there the infection might spread along the whole passage?—It might; but the passage keeps the one room from the other. We have it in Compton-buildings; there there is a kind of passage between, and I rather like that arrangement.

1827. What I chiefly want to ask you is this: you have the same population housed on the same area, and you do not find that it affects health generally, do you?—No, certainly not.

Mr. *Courtney*.

1828. You made a representation, as I understand, with reference to many scattered spots?—I did.

1829. What was the smallest number of houses in any one of the spots?—Two.

1830. You made a representation with reference to two houses, did you?—Yes.

1831. How far would it be distant from the nearest of the other spots?—One hundred and fifty yards.

1832. Did you contemplate a scheme that would bridge over the two?—No, I left it entirely to the Board.

1833. You made a representation to the Board with

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Mr. Courtney—continued.

with a view of their taking some action upon it, I suppose?—I did.

1834. Did you contemplate that they would make a scheme bridging over the 100 yards?—Not a scheme, but I thought they would have done something by pulling some house down, or something of that sort.

1835. You thought it came within the purview of the Artizans' and Labourers' Dwellings Act?—I did; any houses, courts, or alleys unfit for human habitation I put under it; they must find out how to remedy the evils; I never considered that.

1836. Are you quoting from the third section of the Act?—Yes.

1837. The third section goes on to say that if a representation is made, and the local authority is satisfied about it, the local authority is to make an improvement scheme in respect of the area?—Yes, I take it that a scheme means any improvement that they propose.

1838. You take rather a large view of the operation of the Act, do you not?—Yes, I thought it was intended to replace all these bad dwellings in London.

1839. What were the faults of these two houses that stood by themselves?—They were in a court; they were good large houses, but so very dark, and with no back ventilation, and no yard, nor anything of that sort, and I thought something might have been done to remedy it.

1840. Were there any other houses in that court?—Yes, and they were not so bad.

1841. You could not include them in your representation?—No, I could not do that.

1842. Could you not have applied Mr. Torrens's Act to those two houses?—No, I do not see that I could.

1843. What is the difficulty?—Because there is no room to make any improvements as far as I can see without pulling down the adjoining premises. All the places that I have reported here, that have not been dealt with, require the adjoining property to be interfered with.

1844. Under Mr. Torrens's Act, could you not have got the property pulled down?—I do not think they are bad enough for that.

1845. Not bad enough?—No, not bad enough to pull down.

1846. But you thought they were bad enough to apply Sir Richard Cross's Act?—Yes.

1847. How do the costermongers who live in these courts store their barrows in the night time?—They generally stack them up along the sides of the court, like the vegetables are stacked; they keep the fruit under their beds.

1848. And in some cases you say they take the fruit into their rooms and keep it under their beds?—Yes, and the donkey had the parlour in some of the houses in the old courts. The Turnmill-street was a wretched place; they knew how to make use of every particle of room.

1849. If all these unfit buildings were removed, and replaced by good buildings, especially if they were all gradually replaced by Peabody-buildings, what kind of conveniences would these costermongers have for storing their stock-in-trade?—None at all; they are not considered in those buildings.

Mr. Courtney—continued.

1850. And they could not live in them?—No, they are not considered at all.

1851. It would be necessary, would it not, to modify these schemes so as to make them applicable to that class?—Yes, but the costermongers get into the better houses. These people come out of the better houses, and the costermongers get into those houses.

1852. And they rapidly deteriorate them?—Yes, they destroy everything, and steal everything; we have hundreds of houses without water laid on; it would not last a fortnight; as soon as a tap is put there, they take the tap out of the water-butt, and all the wires and bells; it is never of any use to lay on water, so that we do not do it; they have to wash down with the adjacent water-supply.

1853. It would be very slow work raising the level of that class, would it not?—Yes, they are a terrible lot.

1854. You could not get them into the best buildings, could you?—No, they would not go.

1855. They would not be admitted, and they would not like to go?—No, there is too much discipline.

1856. They must always live in what you call decaying houses?—Yes, in buildings that are let in flats they will not allow a shoemaker to knock his hammer there; that is rather hard.

1857. You said that if some of these houses were pulled down, under Mr. Torrens's Act, and rebuilt, you would have the same width of court as before?—Yes.

1858. You said some houses have been pulled down and rebuilt with only four feet to eight feet width of court?—Yes.

1859. Could not that have been prevented under the Metropolis Building Acts?—No, I think not; that was all looked after.

1860. When was it done; when were the houses rebuilt with only a breadth of four to eight feet of court?—Either in 1869 or 1870, parts of the court were four feet.

1861. What do you mean by that?—Some parts of the court where the walls were, were four feet apart.

1862. The walls of opposite houses were four feet apart?—Yes.

1863. Could it not have been prevented in 1869 or 1870 by the district surveyor?—I do not know the district surveyor's action.

1864. How did such houses get passed at all?—I do not know.

1865. Are you not aware that they could have been stopped being built in that way?—No.

1866. You said, with respect to these buildings, upon which no action has been taken, that you had no answer from the Metropolitan Board?—No, I am not aware that there has been any answer from the Board.

1867. And you have been waiting?—Yes; I have waited for it.

1868. When did you make your representation?—In 1875.

1869. Six years ago?—Yes, six years ago.

1870. How long do you propose to wait for an answer?—I do not know; it is such a very expensive and slow business; the mortality of these places is not above the average, and therefore I cannot

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cannot be very violent in proceeding, because, in these examinations that have taken place into schemes, great stress has been laid upon that mortality; therefore that would be a weak case.

1871. Do not you think, after a time, you might inquire, if you do not receive an answer, as to the determination of the Metropolitan Board of Works?—I watch it; I read what they put in the "Times" of the day, and I see what is going on, and I suppose it will be determined.

1872. If before six years have elapsed you find out that nothing has been done, or likely to be done, why do not you try the alternative process under the Nuisances Removal Act, or Mr. Torrens's Act?—These are not cases of houses under the Nuisances Removal Act; we can get those remedied in a minute; it is what I call the renovation of the metropolis; that is the idea to be worked upon, the bringing these people out of the dark courts and alleys.

1873. Do you think the renovation of the metropolis is the object of Sir Richard Cross's Act?—I think so, to a great extent.

1874. And the ratepayers are to pay for the renovation of the town?—I look upon it as that.

1875. This renovation has had the effect in Clerkenwell of driving some of your population to Leather-lane, which is as bad a neighbourhood as any they have been driven from?—Certainly it is.

1876. Would they be costermongers?—Some of the costermongers went there.

1877. Do they get their stock from Farringdon Market?—Yes, I daresay they do.

1878. That is pretty near to Clerkenwell and Leather-lane, is it not?—Yes.

1879. And if they go to Farringdon Market, they must live within a reasonable distance of it, must they not?—Yes.

1880. Do you think that in rebuilding the houses upon land which has been cleared under Sir Richard Cross's Act, special importance should be paid to the occupation of the persons displaced, so that the buildings set up should be suitable for those persons?—I do not exactly see that.

1881. Do you know that a part of the preamble of that Act is this: "It is expedient that provision be made for dwellings for the working class who may be displaced in consequence"?—Yes, I am aware of that.

1882. Must not the provision made be suitable to the wants of the class displaced?—That would be almost implying that the displaced people have a right to the ground; I do not see that; they might be removed away.

1883. You are rather questioning, are you not, the principal and policy of the Act?—If I remember rightly, it says, in the Act "the same number" of persons, not the same persons.

1884. It begins by reciting the existence of these unsanitary areas, and that it is necessary for the public health that they should be pulled down, and that portions should be reconstructed; and then it says, "whereas in connection with the reconstruction of those portions of such cities and boroughs, it is expedient that provision be

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Mr. Courtney—continued.

made for dwellings for the working class who may be displaced in consequence thereof"?—That ought to be done.

1885. The provision required by that preamble points to a provision for the same people, does it not?—Yes.

1886. Has it ever been done?—In our scheme it is only just beginning to move.

1887. In one of the schemes it has been done, has it not, and the buildings set up on the areas are Peabody Buildings, are they not?—They are so in mine.

1888. And you may take it that in other metropolitan areas it is so too?—That I do not know.

1889. Would those be dwellings suitable for the class displaced?—Yes, for my scheme they would.

1890. Would the Peabody-buildings be suitable for the costermongers who are displaced?—They are not costermongers there; they were costermongers in Turnmill-street; they have been swept away there, though not under the 1875 Act, and where they are to be replaced I do not know; but in the Pear-street-court scheme, the same people who lived there before will live in Peabody-buildings. The Pear-tree-court buildings are not yet constructed.

1891. But that is not a point very specially considered?—No.

1892. Do the buildings put up seem suitable for the people replaced?—There are no buildings put up.

Chairman.

1893. Is your opinion about the model dwellings contained in your report of 1875-6?—Yes; these buildings seem likely to influence to a great degree the rate of mortality in a district. There can be no doubt that the mortality in model buildings is considerably less than in other dwellings, especially those of the poorer class. In the former it may be generally estimated at 17 per 1,000, while the general mortality is about 25. There can be no question that the principle of the model dwellings proves how people may be massed together in enormous numbers with the least mortality. The Registrar General states that the mortality of the west districts of the metropolis was, in 1875, at the rate of 22 per 1,000; of the north districts, 22; of the south districts, 24; of the east districts, 25; and of the central districts, 26. While the density of the same groups of districts, as expressed by the number of persons to an acre, was 52, 56, 21, 107, and 150. This 150 persons to an acre seems very large, but in the model dwellings there are 1,250 and 1,000 persons in dwellings of less than an acre, and yet the mortality is at the "Model Dwelling Dwellings' Rate." So that if all the poorer dwellings were pulled down, and their occupants made to live in model dwellings, we should have a vast reduction of mortality. But, unfortunately, as the poorer houses are pulled down to make room for manufactories, new streets, and model dwellings, the really poor, who cannot afford to occupy the model dwellings, are driven anywhere to find a home, and must,

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Chairman—continued.

of necessity, crowd the remaining old tenements; so making them more unhealthy, and keeping the general mortality at a high, or even higher rate than before. But it is curious that although the general mortality is small in model buildings, the zymotic mortality is not reduced; and is even rather more than in ordinary dwellings. And these diseases must really be more numerous than is apparent, because we have record of the deaths only; and it is well known that the inhabitants of the model dwellings are, so to say, a selected population, their occupants being better off than the poor, and subject to somewhat rigid rules; to which, in fact, but few of the poorer class would submit, and numerous causes of disease means numerous sources of infection, which may spread the diseases among those who do not belong to the trained and disciplined model-dwelling class of inhabitants." As to my official representations, there are two parts: the first I made referred to a number of houses, included the Pear Tree-court scheme, and then the Board suggested to me that some adjoining premises were in just as bad a condition. I examined and reported upon those, and found that they were bad; I therefore made a revised scheme, including all the others, so that they were comprised in the final Pear Tree-court scheme.

Sir Sydney Waterlow.

1894. Have you any reason since you wrote that, as long as five or six years ago, to alter your opinion?—No.

1895. You told the Committee that there were no Peabody-buildings in your district?—I do not know about Compton-buildings.

1896. Compton-buildings are not Peabody-buildings; they belong to the Improved Dwellings Company?—Yes.

1897. Therefore your remarks apply to other buildings than Peabody-buildings?—Yes.

Sir James M'Garel-Hogg.

1898. The Board suggested to you that you should increase your area on account of the insanitary state of a portion of the district around, did they not, so as to make it larger?—Yes.

1899. I understood you in answer to the honourable Member for Liskeard, to say that cottages were rebuilt in their place, even in Frying Pan-alley; did I understand you to say that you understood the Metropolitan Board allowed these places to be re-built?—They are in

Sir James M'Garel-Hogg—continued.

Turnmill-street; that is the place I have been talking of.

1900. Are you aware that no cottages were built at all?—These were re-built under Mr. Torrens's Act.

1901. Are you aware that we never allowed a single cottage to be re-built, we only allowed the extension of the wall-line of a grinding factory on Clerkenwell-green?—I am not speaking of that part at all.

1902. You do not refer to that part in Bitt-alley, Lamb Flag-alley, and Frying Pan-alley?—I was referring to the Frying Pan-alley.

1903. I am informed there are no cottages re-built there?—They have all been swept away by the Metropolitan Board of Works, but they were rebuilt.

1904. You said that you had got a certain number of areas with houses varying from three houses up to 15 in an insanitary state which you would like to bring before the Metropolitan Board of Works?—Yes.

1905. Taking the view that the Metropolitan Board of Works have uniformly declined to deal with these small areas, were you very hopeful that they would accede to your request if you brought it before them?—Not at all.

1906. That being the case, would it not be much better to bring them before your vestry, and request them to put the powers they have in force to prevent these insanitary houses remaining as they are?—The insanitary state of the houses is not sufficiently bad to make me press it.

1907. Could you explain to the Committee what seemed very curious; you said there were two or three cottages that were not bad enough to be dealt with under Torrens's Act, but were bad enough to be dealt with under Sir Richard Cross's Act; could you give us an idea of the difference in the badness that would make them liable to be pulled down under one Act and not under the other?—If they are deficient in light and air, then I consider that that ought to be remedied; that was the case with these houses; the sitting-rooms were so dark that you could not see where you were going, and that could not be remedied under Mr. Torrens's Act; it is not a dilapidation; it wants the adjoining house to be removed to give proper accommodation.

1908. And you think the Metropolitan Board of Works ought to do that?—I think they ought to do it; I thought that was the object of the Act at the beginning to renovate London in respect of these slums.

Mr. JOHN J. SKEGG, called in; and Examined.

Chairman.

1909. You are Medical Officer of the parish of St. Martin-in-the-Fields?—I am.

1910. I believe you made a representation, in the year 1875, under the Artizans' Dwellings Act of 1875?—I did.

1911. What is generally known as the Bedfordbury scheme?—Yes.

1912. The scheme, as you originally presented

Chairman—continued.

it, took in a part of the lower side of what is called Bedfordbury?—Yes.

1913. And the Metropolitan Board of Works passed the scheme on one side of Bedfordbury, but not on the other?—Quite so.

1914. Which side was it passed?—The east side, the worst side.

1915. Will you tell the Committee the state of

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Mr. SKEGG.

[Continued.]

Chairman—continued.

of that side of Bedfordbury which the Metropolitan Board of Works carried out the scheme for; it consists, in the first place, of a number of small houses facing Bedfordbury, does it not?—Yes.

1916. And then I see there are eight little alleys leading into courts?—Yes.

1917. What would be about the width of those little alleys that lead into the courts?—With regard to Pipemakers'-alley, I reported in these terms: "Pipemakers'-alley. This court, leading off Bedfordbury on the east side, is one of the worst in the place. The entrance to the court is by a long narrow passage, barely 3 feet wide. It consists of six houses, three rooms in each house. On September 8 I ascertained the population was 48. The width of the court opposite the houses 3 and 5 is only 3 feet 5 inches, the rooms are very dark in consequence of a wall extending as high as the houses."

1918. Now, give us a specimen of another alley, of an alley leading into the courts from Bedfordbury?—With regard to Davy's-buildings I also state, "This is another of the courts leading off Bedfordbury on the east side by a narrow passage 3 feet wide."

1919. When you say "3 feet wide," how long would the passage be which is 3 feet wide?—It might be, perhaps, 12 or 14 feet.

1920. According to this map I make it nearly 40 feet?—That is very likely.

1921. It is not wider than 3 feet all the way?—It is not wider than 3 feet.

1922. Can you tell me the population on the east side of Bedfordbury that this represents?—I should think about 1,000.

1923. Can you tell the number of houses?—The number of houses that have been pulled down are 72.

1924. What is the state of health of that area?—I will read my report of the population of the whole of Bedfordbury on both sides.

1925. Can you divide it?—Not very well.

1926. Then we will take your evidence at the present moment as applying to the whole scheme?—Yes, the population of Bedfordbury and its courts is 2,163. Now, in the year 1873 the death rate per 1,000, that for the whole parish, was 20·2 per 1,000, and for Bedfordbury it was 31·9.

1927. That is in the particular area you represented?—Yes, and for the rest of the parish the death rate was 18·9 per 1,000. In 1874 the death rate for the whole of the parish was 18·6 per 1,000; for Bedfordbury it was 23·1 per 1,000, and for the rest of the parish it was 18·1 per 1,000. In 1875 the death rate for the whole of the parish per 1,000 was 18·3; for Bedfordbury it was 23·1, and for the rest of the parish it was 17·1 per 1,000.

1928. What kind of diseases were they?—They were a variety of diseases, fevers, bronchitis, and consumption.

1929. Can you tell the Committee what kind of people live in all these courts?—Some of them are very dirty people.

1930. What were their occupations?—Costermongers; and they lived in one court in particular, Shelton-court; they were very low people
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Chairman—continued.

indeed; a very low class of people lived there, costermongers.

1931. Were there any labourers?—There were men who were employed in Covent Garden Market.

1932. Were there any artizans?—Not in Shelton-court.

1933. Then there must have been a considerable number of people living there, and for their work it was almost necessary they should live in that neighbourhood, was it not?—Yes, I think so.

1934. On account of its being near Covent Garden Market?—Yes.

1935. And it would be necessary for the artizans, on account of being near their employers?—Yes, near their employers.

1936. Has that been swept away?—All the east side of Bedfordbury has been swept away.

1937. Can you tell the Committee at all where those people who lived there have gone to?—I cannot say, except that they have gone to the neighbouring parishes.

1938. You can give no trace of them in your own parish?—I asked our inspector of nuisances, and he told me that he used to see them upon the borders of the parish, as though they lived in the neighbouring parts.

1939. Do you think it has led for a time to more overcrowding elsewhere in your parish?—I do not know as to my own parish; but it must have done in other parts.

1940. I see in this map that there are certain places which were coloured blue?—Yes.

1941. There is a school-yard and a school?—Yes.

1942. And the Horse and Groom-yard?—Yes.

1943. And the Scot's Arms-yard?—Yes.

1944. Were they included in your representation?—No, I think not.

1945. Was that because you thought they were a better class of houses, or what was the reason?—Those were stables; they were not houses at all.

1946. In your opinion, could you have dealt with that area you were speaking of under Mr. Torrens's Act?—I do not think it would have been so applicable under Mr. Torrens's Act as under Sir Richard Cross's Act.

1947. Why?—Because I think the property being acquired by one body, it could be dealt with better in the construction of houses afterwards.

1948. In cutting it out?—Yes, and arranging it.

1949. And, in your opinion, was it necessary in order to give light and air that there should be streets cut through?—Yes, Bedfordbury wanted widening; in some parts it was only 18 feet wide.

1950. I see in the scheme which has been passed by the Metropolitan Board of Works, and which has now come into force, that they have nearly doubled the width of Bedfordbury?—It is 30 feet wide now.

1951. That makes it one-third more?—Yes.

1952. Do you think it a great improvement?—Yes, a very great improvement.

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1953. Then

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Mr. SKEGG.

[Continued.]

Chairman—continued.

1953. Then there is a street cut at right angles to Bedfordbury, which cuts into Bedford-court?—Yes.

1954. That would let light and air right through the centre of the whole area, would it not?—Yes.

1955. And that, to your mind, is a very great improvement?—Yes, a very great improvement.

1956. I see the Metropolitan Board, in their scheme, have not confined themselves on the east of Bedfordbury to what you represented, but they have taken the whole block, with the exception of the public-house at the corner?—That is so; they have taken all the houses in Chandos-street.

1957. And that was in order to widen Chandos-street?—Yes.

1958. Is that, in your opinion, a great advantage to the district?—Very great indeed.

1959. Then I see in the plan of the area which the Peabody Trustees have undertaken to build upon or have built upon, that the streets between the blocks are of considerable width?—Yes.

1960. In your opinion, can the people who are going to live in the blocks live perfectly healthily on account of the width of the streets between the blocks of the houses?—I think so.

1961. Are there any other places in your district which you would like to represent under the Artizans' Dwellings Act, 1875?—I mentioned in my official representation, that there were several other parts of the parish which I enumerated.

1962. Will you put that in?—I will.

1963. How many representations have you made?—The first year of my appointment I made an examination of Bedfordbury, a house-to-house and room-to-room visitation, and I made a special report to my vestry upon the condition of the houses.

1964. How many representations have you made altogether under the Act of 1875?—Only one.

1965. Supposing that the Metropolitan Board of Works deal with the other side of Bedfordbury in some other way, is there any other part of your parish you would wish to represent?—There are isolated houses, perhaps three or four together, that might be dealt with by some means or other.

1966. Do not you think that those might be well dealt with under Mr. Torrens's Act?—Yes, I think they might.

1967. Have you ever put that Act in force?—A year or two ago I brought under the notice of the vestry a very narrow court, consisting of three or four houses, but nothing was done; the vestry clerk stated there were so many difficulties in the way, that it was allowed to remain in abeyance.

1968. What difficulties were there in the way?—I cannot say.

1969. Did the surveyor raise any objection?—No, none at all.

1970. How many times have you represented the matter under Mr. Torrens's Act?—That was the first time; I should have done so again if I had met with encouragement.

Chairman—continued.

1971. Then your vestry did not encourage you to go on?—Our vestry clerk, who is a solicitor, stated there was to be an amendment of the Act, and I might at some future period bring it before the vestry again.

1972. Have you done so since?—No.

1973. Not since the passing of the Act of 1879?—No.

1974. Why have you not done it?—I do not know why I have not done it.

1975. It would be as well to begin, would it not?—If I meet with encouragement, I certainly shall.

1976. You will meet with encouragement from us, so you had better do so?—I shall take the matter into consideration.

Mr. Courtney.

1977. Where are the other houses?—Some of them are in York-place, Adelphi, a court running parallel with the Strand; many of those houses have been pulled down by the railway, others are not under occupation.

1978. I refer to other places about which you have made representations to your vestry?—That is one.

1979. Are there any about Castle-street, Leicester-square?—Yes, I made a representation about White Hart-court; there are three or four houses there; I also made a representation of Princees-court, Whitcomb-street.

1980. Are there any courts going out of Hemming's-row?—No.

1981. The inhabitants of Bedfordbury, and that part that is pulled down served Covent Garden Market with costermongers, did they not?—Yes.

1982. There were about 1,000 there?—Yes, about 1,000.

Chairman.

1983. The chairman of the Metropolitan Board of Works says 820; probably you would accept that figure?—I made it out to be about 1,000.

Mr. Courtney.

1984. It is difficult to ascertain the number?—Of course it is very difficult, but I daresay that may be correct.

1985. Will the Peabody-buildings be suitable for those persons if erected?—If they are moderately rented, if the rents are not too high.

1986. What rent did they pay before?—In Shelton-court some of them paid 2 s. 6 d. or 3 s. for a room; a very small miserable room.

1987. Could they afford to take more than a room?—Yes, if they were moderately rented; I do not suppose some of the men could pay 5 s., or 6 s. a week for two rooms.

1988. Do you know whether the Peabody-buildings let such things as single rooms?—Yes, there are in Bedfordbury, I went over one of the houses, the other day, and I saw that there were single rooms.

1989. You did not ascertain the rent?—No, I did

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[Continued.]

Mr. Courtney—continued.

did not see anybody that could tell me; they are not yet let.

1990. When will they be ready for habitation?—From the appearance of them, I should think in a couple or three months they would be ready at the outside.

1991. Would they be convenient for the habitation of such persons as costermongers?—The difficulty for a costermonger would be, where he could put his barrow, there ought to be some convenience made for that.

1992. They have not been at all designed in reference to people of that kind, have they?—No, I do not see that there is any accommodation for them.

1993. I suppose an ordinary workman, a shoemaker, could carry on his business there, if permitted?—I should think so.

1994. Are they permitted to carry on their trades then?—I should think they would be permitted, but I cannot say positively that they would, or would not.

Mr. Cropper.

1995. When you speak of the difference in health in a district, I suppose you say, as the last witness said, that it chiefly tells upon the children?—Yes.

1996. The men are not so liable to disease?—No.

1997. Nor does the mortality affect them?—No, it is children and women.

1998. In your district, I suppose you tried in the first place the Act that enabled you to close the houses?—No, I did not.

1999. You never tried those Acts?—No.

Mr. Torrens.

2000. With reference to the healthfulness, or the contrary, of those close districts, do you consider that the rate of mortality is a test of their fitness for habitation?—Not always; perhaps there may be a great deal of disease in a neighbourhood, and very little death, or *vice versa*, a great many deaths and a very small amount of disease.

2001. Have you heard that in the upper parts of large and populous towns, like new Edinburgh, for instance, that zymotic diseases, such as scarlet fever, prevail as much in the well-to-do houses as in the lower parts of the town?—In some cases it may be so, but as a rule all the zymotic diseases are more prevalent amongst the poor, because they are careless people as to habit.

2002. What is the most prevalent disease that affects the health of the working classes?—Consumption, I should say.

2003. Pulmonary disease?—Yes.

2004. Do you attribute that altogether to exposure?—To a certain extent; their way of living, and their bad habitations no doubt all tend to increase or develop these diseases.

2005. Does the want of circulation of air in which families sleep seriously affect these diseases?—Decidedly, as much as exposure to cold in the winter. I should say almost the exposure to the cold in the winter would be less hurtful than a closely confined room.

0.105.

Mr. Torrens—continued.

2206. I daresay you have heard it stated that two-thirds of diseases that carry off the working-classes are pulmonary diseases?—They are.

2007. They are effected by the rooms where they live?—They are.

2008. Do you consider that the density of the population necessarily affects the duration of life or the continuance of health?—Not if they are not over-crowded; there is no harm done then.

2009. In other words, if there is a circulation of air?—Yes, if there is a good circulation of air.

2010. Do you consider that the freshening of the air, which people breathe particularly in sleep, is a better test of what is healthful than mere cubic space?—Most decidedly.

2011. You do not believe in cubic space?—I believe in cubic space, to a certain extent, but I believe a good circulation of air is more important. I believe any large room may be poisoned, containing a large amount of cubic space, and the same number of people living in a much smaller room, with a proper circulation of air, are much better off.

2012. And where the poorer classes are obliged to be content with small rooms, if the partitions between the rooms did not go to the ceiling, so that there is a circulation of air between the two or three rooms, do you think that compensates in a certain degree for the want of a large room?—It would be better, no doubt.

2013. Provided there is a circulation of any kind through the rooms?—Yes.

2014. Have you ever considered the question of the difference of the chemical constitution of air in a densely populated town, and a *cul de sac*?—No.

2015. You cannot state the different proportions of oxygen?—No.

Mr. Rankin.

2016. Have you any knowledge whatever as to the wages these costermongers earn during the week?—No, I could not say.

2017. Do you think that a certain number of such people are necessary for the business or trade of the neighbourhood?—I think you require accommodation for the vast number of men employed in Covent Garden Market, especially at this time of the year.

2018. Do you think so many costermongers as appear to reside in those places are necessary; do they find business and trade to do?—I suppose they would not live there without an occupation.

2019. They can make a living out of it?—Yes.

2020. Have you any knowledge as to what the children of those people turn their hands to when they grow up to be lads of 15 or 16?—It is difficult to say; some become errand boys, and a variety of things.

2021. Do they, according to your knowledge, improve upon the position of their parents?—No, I think not, I do not see how they can, living in such hovels.

2022. Has any improvement of their condition taken place since the Education Act of 1870?—

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[Continued.]

Mr. Rankin—continued.

No, I cannot see that there is any improvement.

Mr. William Holms.

2023. With reference to the representations you have made, have they been of your own motive, or at the suggestion of the local authority, or any other person?—My official representation was suggested by my vestry; I brought it before their notice on two occasions before, but not in an official way like this. I told them in my first annual report that Bedfordbury was a very dirty place, and the houses so old that they ought to be pulled down.

2024. You took the initiative, and brought it under their notice first?—Yes, what I stated in my first annual report I will read. In September 1871, in a special report addressed to the vestry of St. Martin-in-the-Fields, on the condition of Bedfordbury, I spoke of it in the following terms: "The houses are old and dilapidated, and not at all adapted to modern sanitary arrangements; the only effectual remedy would be to pull down the place and build proper and fitting habitations for these poor people." That is four years prior to my official representation.

2025. Acting upon this, the vestry, of their own accord, suggested to you to make your official representation?—Yes.

2026. This official representation comprises altogether 154 houses, according to the statement we have?—Yes.

2027. And the Bedfordbury scheme embraced only 90 houses?—I make it 72 houses.

2028. You said there were 72 pulled down; does it not embrace 90 altogether?—Yes, the east and west side too.

2029. The original representation embraced 154 houses, whereas the Bedfordbury scheme embraced only 90 houses; why were not the whole of the houses dealt with?—I do not know; I suppose the Metropolitan Board of Works thought it was not necessary.

2030. Do you consider that the houses that have not been dealt with are in as bad a condition as those that have been dealt with?—A few are in a bad condition; there are a few houses that have not been dealt with that are in as bad condition as some of the houses that have been pulled down in Bedfordbury.

2031. Are you aware whether any reason was given by the Metropolitan Board of Works for dealing with the 90 houses in Bedfordbury, and not dealing with all the houses?—I suppose they considered they were not sufficiently large; they were more isolated.

2032. They were more scattered?—They are scattered.

2033. What might be the number of houses clumped together in the district not taken up by the Metropolitan Board of Works; the largest was 21 houses, and that is in a place called York-place, is it not?—Yes.

2034. And the smallest?—One or two in Heathcock-court, in the Strand.

2035. How many houses were there in that?—It varied from 21 houses down to two houses.

2036. You have said that there are other places in reference to which you should like to make

Mr. William Holms—continued.

representations, isolated houses; how many are there of those houses altogether?—There might be 20 or 30.

2037. Then I understand, if those 20 or 30 houses over and above the representation already made were dealt with, your district would be about right?—Yes, I think so.

2038. You told us with reference to a particular entrance or alley that was only three feet wide for a considerable distance, and about 20 feet long, that it opened with a court; what was the width of that court into which it opened?—It was a tolerably wide court; the court I am speaking of is Davy's-buildings. I will read you what I mentioned in my official report with regard to that "Davy's-buildings. This is another of the courts leading off Bedfordbury on the east side by a narrow passage three feet wide. There are seven houses of 20 rooms in all; population 71. The four houses on the south side are very small, only two rooms in each. There are two closets for the use of the inhabitants. This court, though not so bad as some, should not, in my opinion, escape demolition."

2039. What is the width of that court?—It might be perhaps 12 feet.

2040. You have a long narrow neck, three feet wide, opening into a court 12 feet wide?—Yes.

Sir Sydney Waterlow.

2041. I think you told the Committee that you could not have dealt with the houses that were specified in your official representation under Mr. Torrens's Act?—I do not think it would have been so advisable to have dealt with them under Mr. Torrens's Act as under Sir Richard Cross's Act.

2042. Because you could not get rid of these courts?—You could not widen Bedfordbury and the courts too.

2043. You told us that Chandos-street was wider; how much wider is it, 8 or 10 feet?—It might be 10 feet wider; it is more than 10 feet wider.

2044. And the streets between the new blocks are very wide, are they not?—Yes.

2045. And improvement in health is likely to arise as much from improved ventilation as from the improved houses?—No doubt.

2046. Practically the Artizans' Dwellings Act has been as much a Street Improvement Act as anything else in this particular locality?—It has improved and widened Bedfordbury by 10 feet, and widened a portion of Chandos-street, which was very necessary.

2047. Can you give the Committee any idea of the increased amount of open space it has, now that it has been reconstructed, as compared with the amount of open space before it was reconstructed?—I do not know.

2048. Is it a third more, or a half as much more?—I should say it was more than one third more, a half, I should almost think.

2049. As to the death-rate, you tell us that the maximum in Bedfordbury was 31.9?—Yes, that was in the year 1873.

2050. That

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Sir Sydney Waterlow—continued.

2050. That was before any operations were commenced?—Yes.

2051. And in the rest of the parish you said that the death-rate was 18·9?—Yes.

2052. Do you hope that in the parts where the new buildings have been erected instead of the old, that the death-rate may be brought down to 18·9?—It possibly might be brought down as low as that, but it would be very much reduced certainly.

2053. Are you aware that the average death-rate in the Peabody-buildings, which have been in operation 8 or 10 years, is under 18 per 1,000?—No.

2054. You would not be astonished at that?—No, certainly not.

2055. In this particular locality of Bedfordbury, there has been 13 in a thousand preventible deaths per annum, the difference between 18 and 31?—Yes.

2056. Have you, as a medical officer, visited the houses of the poor people in the worst district in your locality?—Frequently.

2057. Wherever there is an increased death-rate, is there a proportionately increased disease-rate?—It does not follow that it should be so; but, as a rule, if the deaths are large we may expect more disease.

2058. Would the same insanitary conditions that produce preventible deaths produce disease that might be prevented?—Certainly.

2059. In giving us the death-rate, may I ask you whether the death-rate is not materially influenced by the birth-rate?—Yes, sometimes it is.

2060. In other words, where there is a large birth-rate will not there necessarily be an increased death-rate, because of the large number of children that die under two years of age?—Yes, that is quite possible.

2061. And that must be borne in mind in comparing one death-rate with another?—Yes.

2062. I think you said that you considered good circulation of air quite as important as a large cubical space in sleeping-rooms?—Yes; I did.

2063. Have you noticed the method of the circulation of air in the large new blocks of buildings which are erected?—Yes; there is a ventilation through the brickwork on all sides; I noticed it in Bedfordbury.

2064. Is it not the practice for these classes of people to keep their windows and doors very closely shut, and all draught shut out?—It is so.

2065. Therefore, the only circulation they get is when they open the doors or window?—That is so.

2066. In the old houses the circulation was vertical almost entirely, was not it, from the bottom of the house to the top, up the staircase?—Yes.

2067. Have you noticed in the new blocks that the circulation is lateral, that is from one back window to the front window?—Yes.

2068. Is not that a vast improvement?—Very great indeed.

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Sir Sydney Waterlow—continued.

2069. Will not it tend to some extent to render the spread of contagious diseases in the same block impossible?—I should think so.

2070. Then, with reference to persons who have been turned out of those houses, were not the young people employed very much in the factories in the neighbourhood of St. Martin's-lane?—We have not many factories there.

2071. Have not you a great number of printing offices employing boys and youths?—Yes; I do not think they live there.

2072. Would it not be a convenience to young people to be able to live near their work?—No doubt it would; but I do not think many of them live there; we have also a large coppersmiths factory, Benham and Froude; the houses that were pulled down were not good enough for those people to live in.

2073. Is not St. Martin's-lane within a few yards of Bedfordbury?—Yes.

2074. Are there not very large printing offices in St. Martin's-lane?—Yes.

2075. Harrison's, and two others?—Yes.

2076. Is it not almost a necessity in those trades that the people should be close to their trade, having to work so late at night?—Yes; a very great convenience.

2077. And it is desirable, as far as possible, to provide accommodation for those disturbed?—No doubt.

2078. You told us that in Davy's-buildings there were closets; did you mean that there was a closet to each tenement?—There were closets in common.

2079. Are not closets in common very objectionable?—Yes, very objectionable indeed.

2080. Both from a sanitary and a moral point of view?—Yes, very objectionable. There was one little court called Otty's-buildings; I think it consisted of four or five houses, and there were two closets for the whole of that court, and also for the house, 37 Bedfordbury; and those two closets were of a most objectionable character; they were always kept in such a filthy state.

2081. From your experience is it desirable or not, as far as possible, to secure separate closets to each family, even at a trifling extra cost?—I do not know that you could do it for every family, because a family might not consist of more than three or four people.

2082. How many families would you apportion one closet to?—I should think a closet might do for four or five families.

2083. And each family to consist of five persons?—In the old houses we had very much less accommodation than that; you might say four families perhaps; I do not think it would be insanitary if kept in proper condition.

Sir James M'Garel-Hogg.

2084. Can you give me the date of the representation you made to the Metropolitan Board of Works?—I think it was the 21st of March 1876.

2085. And the scheme was brought forward in November 1876, was it not?—No, I think not.

2086. Are you satisfied with the action of the Metropolitan Board of Works, and the prompti-

tude

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Mr. SKEGG.

[Continued.]

Sir James M^cGarel-Hogg—continued.

tude of their action?—Yes, I think it was very advantageous.

2087. Besides the Bedfordbury scheme, you brought in a quantity of other small schemes?—Yes, the vestry desired me to.

2088. You were not very hopeful that the Board would take them up?—No, I did not think they could deal with those.

2089. And you think you can well deal with the small schemes under Mr. Torrens's Act?—Yes, I think so.

2090. You were asked by the honourable

Sir James M^cGarel-Hogg--continued.

Member for Gravesend about the open space before the scheme and afterwards; that you have not calculated?—No.

2091. But if I tell you that it was 6,500 square feet, and is now 18,500, do you consider that very satisfactory for your district?—Very satisfactory indeed; I should not have thought it so much.

2092. May I take it from you, as a medical man, that for the health of the district it would be very desirable to have this large increase of space and air?—Yes, it would be most desirable.

Mr. FRANCIS MEAD CORNER, called in; and Examined.

Chairman.

2093. You are Medical Officer of the Poplar district, are you not?—Yes.

2094. How long have you held that office?—Between three and four years.

2095. At the time of the passing of the Artizans' and Labourers' Dwellings Act, 1875, Mr. Ellison was the medical officer, was he not?—He was.

2096. I believe he made a representation under that Act?—Yes.

2097. Have you a copy of that representation?—I have.

2098. This relates to No. 16, Poplar, White Hart-place, Robin Hood-lane, Wells-street, and Cotton-street?—Yes.

2099. Could you point out where that is?—The figure 16 on the right at the top of the map.

2100. What was the date of that representation?—The first representation was March 1876, and the second representation was received by the Metropolitan Board of Works on 8th November 1878.

2101. After you came into office?—Yes.

2102. Nothing had been done till you came into office, had it?—The district was inspected by sub-committee of the Metropolitan Board of Works in July 1876. In October 1878, the Works and General Purposes Committee of the Metropolitan Board of Works instructed their engineer and superintendent architect to prepare a scheme, and supply statistics, but there it stopped.

2103. You were instructed by your local authority to make a fresh representation, were you not?—I was.

2104. And you did so?—I took it up; I found what was left by my predecessor, uncarried out, and I brought the case before the Board again.

2105. You endorsed the representation made by your predecessor?—I did.

2106. Was your first representation made on the 6th of November 1878?—I have the acknowledgment of it being received on 8th November by the Metropolitan Board of Works.

2107. The scheme was dated the 15th November, was it not?—It is dated the 6th of November.

2108. Therefore the Metropolitan Board of Works must have had it under their consideration, they could not have acted simply under

Chairman—continued.

your second representation?—My representation is dated the 6th November 1878, and the Metropolitan Board of Works received it a couple of days later.

2109. And their scheme was dated the 15th, was it not?—I am not sure of that.

2110. Will you describe to the Committee the district which was represented in this scheme; how many houses were there, in fact?—The number of houses was 208; there were 267 families, numbering 1,115 persons.

2111. What kind of place was it, courts and alleys, or what was it?—It was a mass of courts and alleys; it would be impossible to go straight in any direction from one side to the other; it was in and out in all directions.

2112. Were the levels right?—The levels were right, but it was lower than the adjoining district on the west side.

2113. Some of the houses were below the levels, were they not?—Considerably; the majority of the houses were below the level of the ground.

2114. Did the levels want re-arranging?—Yes.

2115. How have you dealt with the area; by treating with single houses or groups of houses?—It would be very incompletely dealt with, and the improvement would be very little dealing with it by single houses, as compared with the general scheme.

2116. Was it a case decidedly for the operation of the Act of 1875?—Certainly.

2117. What kind of people were living in that particular place?—The whole of them were dock labourers; Irish dock labourers.

2118. This is not very far from the river, apparently?—It is close to the East India Docks.

2119. Would it be inconvenient for persons of that class to be obliged to go elsewhere away from their labour?—Yes, it would be inconvenient, but I am not sure that the hours during which they are engaged in the docks would necessarily prevent their living at a distance, but I do not think they would willingly go away, either from the neighbourhood, or the places in which they lived; they can get in by five o'clock or half-past five in the morning, so that that, of course, would not necessarily be a hindrance.

2120. But they would not be close to their labour?

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Mr. CORNER.

[Continued.]

Chairman—continued.

labour?—They would not be close to their labour.

2121. What is the health of that district?—It was very low indeed; I have the returns for 1873, 1874, and 1875, when Mr. Ellison made his representation, and also for the three years ending 1878.

2122. What are they?—For three years ending 1875, the mortality upon the area was 110·1 per thousand; for the district 73·2.

2123. You mean that you are to divide the 110 by 3 for three years?—Yes. In the three years ending 1878, the mortality upon the area per thousand was 68·6, and in the district 58·9.

2124. What kind of diseases were they mostly?—They were amongst the children, convulsive, wasting, and tuberculous?—They may be classed as due to a common cause.

2125. To what do you attribute that?—I should say there is a general degeneracy going on in the adult population; the women become unhealthy, and they degenerate, and the children born partake of the degeneracy.

2126. To what do you attribute the unhealthiness of the women?—They belong to the lowest of the dock labourers, and their habits are altogether bad; that is, they are drunken and dirty, and they herd together in large numbers; and then with regard to the district, the houses are as a rule very small, the rooms very small, and there is a lack of light and ventilation.

2127. Lack of light and ventilation in the area?—Yes, they are very small rooms.

2128. How many feet of space do you suppose they have?—Ten by 10, and 6; 10 by 10, and 8, are the common measurements of the rooms; 9 by 9, and 7; 9 feet by 9, and 6 feet 6; and there are smaller and others larger.

2129. How many inhabitants are there to a house?—I am not sure of the number per house.

2130. Were the houses generally crowded?—Yes, the population was 1,115, and the number of houses 208; about one-third of them have two rooms, others have three, and others more.

2131. What is the rent of the houses?—The average of the district is 1 s. 6 d. per room.

2132. Are those houses generally occupied by one family, or two or three?—Two or three; two rooms are occupied by one family as a rule.

2133. Did you represent this part coloured pink or only the part coloured red upon the map?—The deeper red is the condemned area.

2134. You have seen the scheme which has been laid out?—Yes.

2135. I see in the scheme they have laid out the plan, and coloured part red and part blue?—Yes.

2136. The red is what you condemn; the blue you have not condemned at all?—Two houses are condemned there.

2137. But the great mass of blue was not condemned?—That is so.

2138. Was it wise in order to make a proper scheme, that all this should be taken to open out the road right through?—Yes, it is absolutely essential that the street should be thrown right through in order to get air and light. These

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Chairman—continued.

houses in High-street are high, and they are also high in Wells-street, so that unless it is opened out in all four directions there will not be that amount of circulation of air that would be necessary.

2139. And you widen Robin Hood-lane very much?—Yes.

2140. Do you approve of the policy of the Act which enables you to get the land into one hand in order to cut a street right through?—Yes, most certainly.

2141. I believe you and your predecessor made some representations under Mr. Torrens's Act?—Both; I found my predecessor had made a representation on Cottage Row, and I took it up again.

2142. Do you approve of the principle of the Act with regard to property to which it is properly applicable?—Yes, decidedly.

2143. Have you been able to carry out that Act?—Yes.

2144. What have you done under Mr. Torrens's Act?—I reported on 87 houses. The first report was made on the 15th of July 1879, and the hearing took place on the 18th November, and I may say at the present time 33 of the houses have been demolished and the remainder have been put into a better condition under the survey of the district local surveyor.

2145. Have you found any difficulty in working that Act?—None; in this case it was a somewhat large area of land on lease, and the freeholders had no interest whatever in opposing the scheme, therefore there was little or no opposition.

2146. You have not worked it under the Act of 1879?—No.

2147. That Act will give you greater facilities for working Mr. Torrens's Act, will it not?—If the local authority would take advantage of it, and the freeholders would be willing to part with the property, it would be a very great boon.

2148. But they are not always willing to part with their property, are they?—No, it is a large area that is doing literally nothing now. The condemned property has been taken down, and the land remains vacant; it is a valuable piece of property.

Sir James M'Garel-Hogg.

2149. The brown upon this plan is included as unhealthy, and the blue shows the land included in the scheme; you only condemned the portion coloured yellow, and the other portion was added on to make a good scheme of it?—Yes, the brown was added on; the whole of this coloured brown is not composed of unhealthy houses; they are taken in to make the scheme a perfect one, and this other part is added on to make it still more perfect.

Chairman.

2150. Some of it was bought, although it was not unsanitary?—Yes, that is so.

Sir James M'Garel-Hogg.

2151. Are you satisfied with the promptness of the action of the Metropolitan Board of Works, with reference to your representations in carrying

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Mr. CORNER.

[Continued.]

Sir James M'Garel-Hogg—continued.

carrying out the scheme?—No, it has been a very long time in hand; it was first reported on in 1876, and the condition of things has been, I think, gradually getting worse, since then.

2152. It is going on now, is it not?—Yes, I believe nearly the whole interest in the properties has been compensated.

2153. It takes a good deal of time to carry out these large schemes, does it not?—Yes, no doubt.

2154. And there have been a good many representations between the Metropolitan Board of Works and your predecessor, as well as yourself, before we could come to an arrangement?—I am not aware that any more representations were made between 1876 and 1878, than what I have named.

2155. We have a record of several upon the matter?—I understood there were 11 other schemes before the Metropolitan Board of Works, and that many of them had prior claims, either from serious defects or prior applications.

2156. So that you had to take your turn?—Clearly that is what I understood.

Sir Sydney Waterlow.

2157-8. You told the Committee, I think, that at the death rate in the three years ending 1875 was 110.1?—Yes.

2159. You also told the Committee that the death rate in the three years ending 1878 was 68.6?—Yes.

2160. That would be about 22.35 per 1,000 per annum?—Quite so.

2161. Can you tell the Committee, as nothing had been practically done between 1875 and 1878; how you account for a reduction of the death rate of so wide a difference as 37 per 1,000 per annum in the three years ending 1875, and 22.35 for the three years ending 1878?—The population of that district is composed almost of paupers, and of late years there has been a general rule requiring the removal of infectious cases, and confirmed cases of disease, to the parochial hospitals both the infectious diseases hospital and the sick asylum at Stepney; that is my explanation.

2162. Then we may take it from that explanation, that the action of the parochial officers during the period of 1875 to 1878, reduced the death rate to one-third in this particular locality from 37 to 22?—I do not say the death-rate would be reduced if we had a return of all those removed and those who have died away.

2163. I presume that the removal of the sick while suffering from contagion, would, of course, reduce the death rate in the locality very considerably?—No doubt it would reduce the spread of infection.

2164. And materially reduce the disease rate?—Certainly.

2165. As medical officer, have you formed any idea of the number of persons who are sick and do not die, in comparison with the number who die in this locality?—From infectious diseases locally Dr. Murchison says there are something over two diseased for one who dies, speaking of infectious diseases generally. I have no statistics of my own, but I should think that a fair average.

Sir Sydney Waterlow—continued.

2166. That would show that out of every three people who are ill, one dies?—Of infectious diseases.

2167. Taking the whole cases of acute sickness, can you form any idea of how many deaths there are in relation to the number of people who are sick?—No, I cannot.

2168. May the Committee take it as a fact that the majority of the people living in the houses in the area which you represented as unhealthy were practically paupers?—I should say the majority either are or have been; they sometimes are on relief, and sometimes off, but I have it from the poor law authorities in my district that it is a nest of paupers; and I have it from the police that it is the place of all others that supplies the bulk of assaults and drunken charges, and I know from a neighbouring accident hospital with which I am connected, that more than half of the drunken assaults between 10 o'clock at night and 2 o'clock in the morning, come from this particular locality.

2169. Then that would show that the locality generally, and in a moral point of view, as well as in a sanitary point of view, is bad?—Certainly; 13 drunken assault cases were taken to the Poplar Hospital on Saturday night last between 10 at night and 2 o'clock in the morning, and seven were from this locality.

2170. In your official representation you state that there were 1,115 persons living in the houses condemned, when you made the representation?—Yes.

2171. How many are there now?—I cannot say, but I should think almost the same number of houses are tenanted. I believe some that have been compensated for are in process of being removed by the people in the district.

2172. You say there were 1,115 persons; are there still 1,000 persons living there?—I should think so.

2173. Then you represent that all that has been done between 1876 and 1881?—Yes, and it has been done recently, since the owners of the property have been compensated; as soon as they are compensated they take no interest in the property, and the people in the neighbourhood remove doors, windows, staircases, and even the roofs.

2174. You told the Committee that you think the kind of population living here, dock labourers, ought to live near the docks?—I think they would be much better off if they would take themselves into the country.

2175. Do you think that out of the small wage that a dock labourer receives he can pay for his transit, either by tram or rail, daily?—If he saved what he spent in the public-house he might do so.

2176. No doubt of that; but is it not the fact that the labourer receives such small wages as a dock labourer that his children above 12, and his wife, have to work too?—I do not think so in that district; I do not think the wives or the children do much work, and the young children are those running about at nights with very little clothing on, selling cigar lights.

2177. Then they are striving to get something by

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Mr. CORNER.

[Continued.]

Sir Sydney Waterlow—continued.

by selling cigar lights, or begging?—Yes; but it would be much better for them not to do so.

2178. Are they likely to migrate to the districts you speak of?—As long as they are allowed to have a locality like that, and are permitted to dwell there, they will not remove; but if the houses are pulled down they must seek another home. The quality of the houses in the district already populated with people of a like character are full, so that they cannot go there, and they must go to a greater distance, and a better kind of house.

2179. In your opinion, if this scheme is carried out, the 1,000 people living there will have to migrate somewhere else?—Yes, certainly, unless the area be taken down bit by bit and other buildings erected for their accommodation.

2180. Would that be the best plan of proceeding, in your opinion?—I think so, although I am still of opinion that if they could be drafted from the district altogether their families would be much better off than if they remained there. There is great accommodation for their going to a district, named Canning Town; that is not a mile from us, where there is a large amount of new building going on; and the same remark applies to Upton Park, Forest Gate, and East Ham; there is great deal of building going on there.

2181. Is it not the fact that poor people who have to buy the cheapest food, namely, that which is not bought up by richer people, cannot live in this district, because they cannot get their food at anything like a low price?—I think they could in Canning Town; there is a large market street in Canning Town, and a large number of people in Canning Town come up to Poplar to a great market street called Crisp-street; I think they could get their food supplies if they liked without going a great distance.

Mr. William Holms.

2182. Have any of the houses in this area been taken down?—Not since the representation in 1876.

2183. None have been taken down?—Not since the representation in 1876; a few were taken down prior to that.

2184. Have you made any other representation than this one?—Only the one in reference to Cottage-row, to which I referred under Mr. Torrens's Act.

2185. Are there any other insanitary areas regarding which you would like to make a representation in your district?—Yes, but none so large as the Cottage-street scheme under Mr. Torrens's Act, and the one referred to upon this area.

2186. But there are some districts smaller?—Yes, small courts.

2187. How many houses would be comprehended in the various areas?—I should think something up to 100 might be taken as being in courts.

2188. And if those 100 houses were dealt with, do you think you would then have your district in a satisfactory condition?—It would be in a much better condition as far as house sanitation is concerned.

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Mr. William Holms—continued.

2189. You told us that some of the rooms in these houses are very small; one you referred to as being only 9 feet by 9 feet by 6 ft. 6 in. high?—Six and a half feet high; and there are some lower than that; one of them is 6 ft. 6 in. high.

2190. Can you tell the Committee, from your own observation, how many sleep in a room such as that, and give us the greatest number?—I cannot speak precisely of any single example, but I should say five or six is not an uncommon thing to find sleeping in one single room; that is, the parents and two or three or more children.

2191. In a room 9 feet by 9 feet and 6 ft. 6 in. there are 526 cubic feet, and if five people slept in that room there would be 100 cubic feet to each person; have you areas as crowded as that?—Yes.

2192. What do you reckon as the proper amount of space?—According to the Sanitary Act, 1866, they allow 300 cubic feet for each person for every bed-room, that is not being made use of during the day time.

2193. Under what regulation is that; I never heard of less than 300 cubic feet under any public Act whatever; 300 cubic feet has generally been regarded as the minimum; I know of nothing less; do you say that you have heard of a case of 100 cubic feet less, or just about one-third of what it ought to be; that is to say, only 200 feet?—Yes.

Mr. Rankin.

2194. You said you thought it would be better for the population if they went into the country; what do you mean by the country; the suburbs, or the real country?—There is the opportunity of going to the suburbs, where there are terraces and streets of houses in a new district, or an opportunity of getting quite away in the country, where the houses are sparsely distributed.

2195. What would the people do if they got into an agricultural country?—They would live there. At East Ham, which I refer to, the daily fare to and from is 3 *d.*, and the new houses there are not in long streets, as they would be if the neighbourhood was taken favourable advantage of, but they are quite in the country at East Ham.

2196. You do not mean to say that they would work in the country, do you?—No.

2197. You mean that they would live in the country, and come into town for their work?—Yes.

2198. They would still live in the suburbs of the town?—East Ham is a short distance from London.

2199. Is there a considerable surplus population in your district beyond the needs of the trade of the district?—It varies so much; in the docks they may be wholly employed for weeks or months together, and then there may be a dullness; perhaps short hours for a time, or they may be weeks without any employment at all.

2200. You have stated that nearly all the population in your district were paupers?—Yes, in this particular area referred to.

2201. Do you know at all the proportion to the population of paupers over the whole district?—I do not.

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2202. Can

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Mr. CORNER.

[Continued.]

Mr. Rankin—continued.

2202. Can you say, as a medical man, the number of cubic feet of air destroyed by a grown man in 24 hours?—No.

2203. It is known, is it not?—Yes, it is known accurately.

Mr. Bryce.

2204. As to the population in the condemned dwellings, as I understand, they worked pretty close by in the docks?—Yes.

2205. And you think that it would be better to move them away bodily from the district?—Yes, if it could be done.

2206. I gather that you do not think the existing dwellings could be improved so as to make them tolerable?—Certainly not.

2207. When you speak of moving away, do you mean moving to a district where they will live, and from which they would come in by railway, or a district from which they would walk to their work?—Many of them walks a couple of miles in the direction eastward, over into Essex, across the Lea. I put the question to a railway official ticket clerk as to the numbers going out and coming in in the morning at the East India Dock road Railway Station close to this area; and he said the average going out every morning was 50 men, and coming in about 70; so that there are more men coming into our district than going out of it.

2208. Is there not a certain amount of unbuilt-on land, within a mile and a half of where they live now, upon which dwellings might be erected?—Yes.

2209. About Bow Common?—No, that is almost all covered.

2210. I thought there was still some left?—I do not think there is on Bow Common; on Cubitt's Town and the Isle of Dogs there is a good deal of land remaining.

2211. Do you conceive that within a distance of two miles northward it would not be possible to find dwellings?—Yes.

2212. In the direction of Bow?—Beyond Bow; at Old Ford, in the neighbourhood of Victoria Park, there are a large number of small dwellings being built.

2213. Do you know how the rent of those dwellings would compare with the rents which they pay at present?—I do not think it is higher; they are small houses, and I do not think they average more than 1s. 6d. a room.

2214. Have you examined those new dwellings, and can you say whether they are satisfactory in a sanitary point of view?—No.

2215. What is your impression derived from what you know of them?—I am afraid there is a great deal of indifferent material and bad work in them.

2216. I was not thinking of that, but of the sanitary condition in which the people would live?—Those are the most grievous defects, the bad material and the bad work; I mean that the ground is not properly prepared, and the material of which the houses are built is not good.

2217. And the drainage?—I think the drainage will be correct, because it has to be passed by the surveyor to the district.

2218. As I understand, there is no railway except the railway running north, that is to say,

Mr. Bryce—continued.

there is no railway which takes them directly across the Lea, straight east into Essex?—Yes, by going from Bromley, half a mile north of the East India-road, within a mile of this particular area, they can join the train at Bromley, and go down into Essex.

2219. But that is by changing carriages?—Yes, or by walking across; it is not a mile from this area to the Bromley station on the Essex line.

2220. That is first going north, and then taking another line running off to the east?—Yes.

2221. There is no direct line?—No.

2222. Has it occurred to you that the ground upon which those condemned buildings stood, could be advantageously sold for commercial purposes, so as to fetch a higher price, and the money secured by such sale used to erect dwellings in a place where land would be cheaper?—I do not think at the present time the land would fetch a higher price for any other purpose than dwellings, if so high; there are a great many business premises unlet.

2223. There is no great demand for land for commercial purposes there?—No.

2224. Have you seen a complete plan of the new dwellings to be erected upon this area?—No, I do not think so.

2225. What would you conceive to be the number of persons who could be accommodated on a plan similar to those worked at other places in the same area, compared with the existing population?—I have heard it stated that upon an acre in these model dwellings a thousand people have been provided for; we have three-and-a-half acres in the area; therefore we could provide for 3,000, and the number in the area before was only 1,100 odd.

2226. Have you gone into that yourself?—No, I have not sent a representation, other than the one made in the first instance.

2227. Have you any view as to the satisfactory conditions, in a sanitary point of view, of these model lodging-houses, and whether the high houses are objectionable or not?—I think they are objectionable for those who are somewhat weakly or advanced in age, or delicate; but I think, taking them all round, they are a very great improvement on the low stunted houses.

2228. Do you see any great objections to dwellings of five or six storeys?—The objection I see is for those who are old and delicate.

2229. Is that your only objection?—That is all.

2230. Can you tell the Committee what the rents on the average were, which were paid by the persons living in these condemned houses?—About 1s. 6d. a room.

2231. How many persons on the average do you find in each room?—Five, per house; I am afraid I could not tell you what the average per room would be.

Mr. Francis Buxton.

2232. I understood from you that the death-rate in this area had decreased, as between the years ending 1875, and the three years ending 1878, from 110 per 1,000 to 68 per 1,000?—Yes.

2233. How do you account for that remarkable difference?—By the removal by the poor law

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[Continued.]

Mr. Francis Buxton—continued.

law authorities of the sick from the area into hospitals; there is not the same amount of medical attendance from the poor law given to patients in their own houses now.

2234. This area, about which the representation was made in March 1876, has been partially cleared, has it not?—No, nothing has been done.

2235. But some of the people have removed, have they not?—Yes.

2236. Whereas 1,100 people were living there, you have only 1,000 living there now?—I should say so.

2237. You think, as I understand you, that although the population will be displaced from the condemned area, and will have to remove to Upton or to East Ham, or Forest Gate, and will have to pay an extra charge for travelling backwards and forwards from day to day, the conditions under which they would live there would be more favourable to them and their families than the conditions under which they are at present?—I do, certainly.

2238. Notwithstanding the fact that for every man who comes in in the morning, and goes out at night, there will be an extra charge of 1 s. 6 d. per week for travelling expenses?—Yes, I think the people with their families would be benefited if they were compelled to leave that particular district.

2239. Do you mean benefited in health?—In health and pocket, and morally and physically.

2240. How do you arrive at that, that they will be benefited in pocket?—I think the amount they waste in hanging about public-houses of a night, and their wives waste in the same way would be saved, if the wives lived away from the district, so that the men would have to go out of the district when they leave their work.

2241. I suppose they would find equal drinking accommodation in those new places that they went to as in the old area?—They might do so, but the people would be distributed; these 1,100 people who now live in a limited area would not settle down in the same area; you would not have the same evil in a similar area in the country or in another part of London.

2242. Are there any tramways between the district you have mentioned and the docks where these men work?—No, the tramway does not go farther east than Poplar in this district.

2243. So that their only means of communication would be by railway?—By railway or by walking.

Mr. Cropper.

2244. What are the landlords of this large block of houses?—I should say a large number of them are very poor.

2245. Only owning one or two houses a piece?—Some have two, but still they are very poor.

2246. How long have the houses been built?—That I cannot say, but they are very old.

2247. Are the houses surrounding them which have been recently built under the new Act, good houses?—Yes, they are a fair sample of houses; they are much higher.

2248. So that you do not feel as though you were gradually introducing fresh dens of filth for 0.105.

Mr. Cropper—continued.

future generations?—No, they are a better sample of houses.

2249. Have you tried to work upon the landlords to see if they could be got to re-build them without coming upon the public money?—The inspector of nuisances is frequently asking them to do certain things, to clear drains, and white-wash, and so on, but it is a perpetual effort.

2250. Have you ever known of his closing one of these houses, or a number of them, so as to make the men do something?—Yes, we closed seven houses about a fortnight or three weeks ago.

2251. What has been the effect of that?—Most of the people are out of these seven houses, and the houses are being pulled to pieces.

2252. But the people are not in the houses?—No, they are displaced, but the wretched houses remain in part; but I suppose they will be pulled down altogether.

2253. But they are not inhabited, are they?—Five out of six are now empty, and the other people are all under notice to quit.

2254. Will the landlords of those houses put them right?—I do not think so, the cost of putting them right would be beyond the value of the houses.

2255. So that it is an inducement to you to go on closing?—Yes.

Mr. Courtney.

2256. With respect to these houses, you said, in answer to the Right honourable Chairman, that the levels were wrong, did you not?—No; I said the area occupied a lower position than the land on the west side, that is all, and that the houses most of them were underground; that is they were below the level of the ground.

2257. How are they with respect to main sewers?—The drainage in that particular is right; I do not think there has been any difficulty with regard to the drainage.

2258. I suppose they have been going from bad to worse since you made the representation about them?—I should say they have; the report of the surveyor is, that they have gone from bad to worse from the first representation in 1876 to 1878, so that I suppose there has been a gradual deterioration in the quality of the buildings.

2259. And they rapidly become dilapidated?—They could not become much more dilapidated, I think; they will come down.

2260. Is there not neglect on the part of owners after action has been taken pointing to ultimate destruction?—There has been a certain disinclination to lay out money in improving the houses pending this action.

2261. And is there not also a less checked tendency upon the part of the tenants to destroy the property?—That I cannot answer.

2262. Do you not find damage committed, and fixtures removed?—That is the universal fact, that you cannot put up valuable fixtures of any kind, because they would be removed.

2263. What would be the wages received by dock labourers?—It varies very much; sometimes they work in gangs in the loading and unloading of ships, what are called stevedore's labourers, and they earn in busy times a great deal of money; they earn 2 l. or 3 l., or more per

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Mr. CORNER.

[Continued.]

Mr. Courtney—continued.

per week, but those are quite exceptional times; I believe the average dock labourers have 2 s. 6 d. a day, and then they get extra for so many hours beyond.

2264. What would be the hours of a day man, for which he got paid 2 s. 6 d.?—I think eight hours.

2265. Beginning at what time?—The docks open at six o'clock in the morning, and I suppose they begin at the same time.

2266. You spoke of trains running as early as five or half-past five; what trains do you refer to?—I mean workmen's trains. I questioned one who lived at East Ham, and he said he has an opportunity of getting up by train between five

Mr. Courtney—continued.

and six o'clock in the morning, but he does not begin work until a rather later hour, and he does not take advantage of it.

2267. Do you know any case of any ordinary dock labourer who comes in by rail?—No, I do not; it is the better class who do so.

2268. This was a man who could come in by rail?—He could if he liked; I do not see any objection to his doing so, if he had the will.

2269. Do you think the trains run conveniently in respect of hours?—I think the workman's train to Poplar is between five and six o'clock.

2270. They must arrive at that hour to be in time for their work?—No doubt.

Monday, 4th July 1881.

MEMBERS PRESENT :

Mr. Brodrick.
Mr. Francis Buxton.
Mr. Courtney.
Mr. Cropper.
Sir Richard Cross.
Viscount Emlyn.
Sir Henry Holland.

Mr. Hollond.
Mr. Bryce.
Sir James M'Garel-Hogg.
Mr. Rankin.
Mr. Torrens.
Sir Sydney Waterlow.

The RIGHT HONOURABLE SIR RICHARD CROSS, IN THE CHAIR.

Mr. WYNTER BLYTH, called in ; and Examined.

Chairman.

2271. You are, I believe, Medical Officer for the parish of Marylebone?—I am.

2272. How long have you been Medical Officer?—Since November last.

2273. Your predecessor was Dr. Whitmore, was he not?—Yes.

2274. When did he die?—He died last year, some time in June or July; I do not know the exact date.

2275. He made a representation under the Artizans' and Labourers' Dwellings Act, 1875, did he not, to the local authority?—He did.

2276. Have you got a copy of that representation?—I have.

2277. Will you just read it?—"In conformity with the provisions of the Artizans' and Labourers' Dwellings Improvement Act, 38 & 39 Viet. c. 36, I beg to make official representation of the undermentioned houses and places situated in the parish of Saint Marylebone, as being unfit for human habitation, for the following reasons:—Many of the houses are in a ruinous and dilapidated condition, and diseases indicating a generally low condition of health, have from time to time been prevalent amongst the inhabitants of such houses and places, owing to impure air, insufficient ventilation, want of proper conveniences, and other sanitary defects, which defects generally cannot, in my opinion, be effectually remedied otherwise than by an improvement scheme. Houses included in the 1st group or area:—1. Bowman's-buildings, leading into Edgware-road. 2. Linton-place, leading into Earl-street, Lisson-grove. 3. Little Earl-street, leading into Bell-street, Lisson-grove. 4. Grove-cottages, leading into Bell-street, Lisson-grove. 5. St. James'-place, leading into Bell-street, Lisson-grove. Houses included in the 2nd group or area:—Providence-place, leading to Upper Lisson-street, Lisson-grove. Houses included in the 3rd group or area:—Edward's-place, leading to Seymour-place. Houses included in the 4th group or area:—Britannia-

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Chairman—continued.

gardens, leading into Moore-street, Bryanston-square."

2278. Do you know whether the Metropolitan Board of Works took up the whole of that scheme, or only part of it?—They took up the first group or area; that is the group coloured red upon the map.

2279. What we may call Bowman's-buildings?—Yes.

2280. Does that map represent area No. 1 (*handing a map to the Witness*)?—Yes, it does.

2281. Though you were not medical officer at that time, did you know this particular place?—I did.

2282. Before any alteration was made?—No alteration has been made.

2283. It is all standing as it was, is it?—It is all standing as it was, none of the houses have been pulled down yet.

2284. Though the scheme has been confirmed?—Yes.

2285. Then we can see the place as it is?—Yes, it is fairly in the same condition as it has been since 1868.

2286. Can you tell the Committee the number of houses in the area?—Bowman's-buildings itself consists of about 21 cottages.

2287. Is it all the area coloured red?—I cannot speak from my own knowledge; it is contained there.

2288. May we take the scheme as fairly representing it?—Seventy-nine houses is about what it would comprise.

Mr. Courtney.

2289. The scheme takes in about 21 houses more; it ought to be 100?—It may be so, but I cannot say as to that.

Chairman.

2290. Does it consist of a number of narrow passages, and alleys and courts?—No, that would hardly be applicable to the whole area. Bowman's-

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Mr. BLYTH.

[Continued.]

Chairman—continued.

man's-buildings itself is on rather a large area; the 21 houses stand upon rather a large area; you may almost say in an open space, but the other houses that are referred to in that area do consist of narrow passages.

2291. There are two places called St. James's-place and Grove Cottages, they seem to be separated from Bell-street by two narrow courts?—They are.

2292. What would be the length of those two narrow courts?—I cannot say; they are not very long.

2293. What would be the width of them?—They would allow two people to walk in them.

2294. Is that area in want of better ventilation?—A part of it may be described as wanting ventilation, but not Bowman's-buildings, because, as I stated, it is on rather a large area for the number of houses.

2295. What is the health of that district?—I cannot say that I have discovered that it is more unhealthy than any other part of the district. A case of typhus occurred in Bowman's-buildings during my tenure of office, but from what I could gather, it was an imported case; the infection was imported there; but still the houses are so damp that I should think it is a locality in which rheumatism and ague, and maladies of that kind, which would hardly show themselves on the mortality sheets, would prevail.

2296. Have you seen the scheme which was presented from the Metropolitan Board of Works, which they propose to carry out?—Yes, I have seen it.

2297. Would it, in your opinion, be a great improvement?—Yes, decidedly.

2298. The Cosmetheea Music Hall; what is that?—There is a music hall there.

2299. That is all to be swept away with the rest?—Yes, it will be swept away with the rest.

2300. So that the whole area will be swept clean, and these great open spaces made?—It will be a very great improvement, no doubt.

Mr. Courtney.

2301. A representation was first made about this area in August 1875, was it not?—Yes.

2302. And the improvement scheme in November 1877, was it not?—Yes, and the Act was passed in 1878.

2303. Do you say that nothing has been done since?—Not by the Board of Works.

Chairman.

2304. Has it been sold to the Peabody Trustees?—I am not aware of that.

Mr. Courtney.

2305. And the houses are inhabited as they were, are they?—Yes.

2306. Do you know whether the fact of their being scheduled to this scheme has had any effect upon their condition?—It has had an effect upon their condition in this way, that sanitary defects continue to exist, which, had they not been taken up by the Board of Works, would probably have been remedied. It has been a long time in hand; it is two years and a-half.

2306.* The fact of the scheme being made public, which has not been carried out, has made

Mr. Courtney—continued.

the buildings deteriorate?—Yes, it always does so in my experience.

2307. Are you aware of any reason for the delay?—No, I am not; I do not know any reason for so long a delay.

Sir Henry Holland.

2308. Are you aware that the claims for compensation are still under the consideration of the arbitrator?—I am.

2309. Who is the arbitrator in this case?—I do not know.

2310. I understand it is Mr. Hunter Rodwell?—I am not aware.

2311. I understand that your evidence is confined to the scheme called the Bowman's-buildings Scheme?—Yes, quite so.

2312. Are there many small shops in that area?—No, they are mostly inhabited by labourers and laundresses, and so on.

2313. Have you many costermongers upon that place?—I do not know of any; there may be some.

2314. Has the enlarged scheme taken in any shops?—I do not think so.

2315. Are they a class of people to whom it is important to live near that area?—I can only speak in general terms; but from what I know of the inhabitants, they work in the district, so that I presume they would, if turned out of their houses, live somewhere in the district.

2316. Since the scheme was approved of, and the Act of Parliament passed, have any of the people left their houses?—In Grove-cottages some have left their houses; some of those cottages are empty.

2317. Do you know why they have left?—I do not.

2318. But you think that the people who are displaced might find lodging somewhere near their work within the district?—I should say so.

2319. Can you inform the Committee where they are likely to find lodgings?—There have been several improved artisans' buildings built upon a large scale by private enterprise in the district, and I think they could find lodging there.

2320. Do you think that the rent of those dwellings would not be too high for those people which this scheme would displace?—I should think not.

2321. Will you look at this plan (*handing a plan to the Witness*). The pink shows the original scheme, does it not?—Yes.

2322. Is it not the case that the plan of the Metropolitan Board of Works includes a number of houses, not on the pink, on the right-hand side of the plan?—Yes, it includes not a great many more.

2323. A few of them are shops, are they not?—A few of them are shops which it includes.

2324. Is it contemplated to rebuild the shops?—I do not know.

Mr. Cropper.

2325. Are you answering for the various works, 1, 2, 3, and 4, upon the plan?—Only No. 1 area, but I know something of the areas which have not been taken up.

2326. You

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Mr. BLYTH.

[Continued.]

Mr. Cropper—continued.

2326. You are not acquainted with the small areas, are you?—I am acquainted with them.

2327. As to the smaller areas, why are they proposed to be put under this particular Act; why could not they be dealt with under the Nuisances Removal Act, by coming upon the land shutting them up?—The areas, Nos. 2, 3, and 4, were not taken up by the Board of Works.

2328. Why were they ever proposed to the Board of Works; why should not they be dealt with under the older Acts?—I think it would have been better to have dealt with them under Mr. Torrens's Act.

2329. Or even the Nuisances Removal Act?—It is rather difficult.

2330. Have you ever tried shutting up houses under that Act?—Yes, I have in another district. I cannot answer for Marylebone, because I have only been a few months medical officer of health there, but I was medical officer of health for most of the north of Devon before it came to Marylebone, and one or two houses were shut up in that way under the Public Health Act, which was, of course, based upon the Nuisances Removal Act.

2331. Do you not think that small areas of a dozen houses might be dealt with in that way, without throwing it within this more recent Act, and presenting it as a scheme?—Quite recently there were three or four houses in Charles-street, Lisson-grove, and I did attempt to take some action, under Mr. Torrens' Act, with reference to those houses, but the worst part of that Act is that it refers the matter to the surveyor, and if the surveyor thinks they can be put in order then a notice is served upon the owner to repair them and put them in order, and it comes to this, what house is there that cannot be put in order by the surveyors. The surveyor reports and the owner does something or other; he patches them up in some way and the evil remains.

2332. What do you consider the evil specially there, is it the small size of the rooms?—In this particular instance my report was as to the dampness of the ground, which I considered unhealthy. Then the surveyor makes certain representations, such as putting in a damp course, and so on; it is not very clear to me that after a damp course has been put in, supposing the remedy is not found to do any good, how you can go on further; the man has done what he is required to do.

2333. But you would then report the house uninhabitable, would you not?—Then I report again, and the same thing will go on over and over again.

2334. Are the houses small, old, or ill-constructed?—They are ill-constructed altogether; but supposing I report on one or two houses in that way, and supposing the surveyor does not agree with me, then it falls to the ground, and yet I may be right.

2335. In that case, is it not rather the man that is in fault and not the Act?—Quite so. Mr. Torrens's Act would be a very workable Act with some alterations.

2336. What sort of people are the landlords in Marylebone?—A great many of the worst houses belong to very small men.

O.105.

Mr. Cropper—continued.

2337. Only owning one or two houses?—Only owning one or two houses, and their interest is only a life interest, and those cases are most difficult to deal with; you always find that.

2338. Are they places in which the rooms are generally occupied by several families, or are they houses held by one family?—In the worst districts in Marylebone you have nearly every room occupied by a family.

2339. How many rooms are there in a house?—Six, seven, or eight rooms, and they are occupied by about six families; you seldom hear of a house in my district where that is absolutely true of all the house. I do not say a house of eight rooms would be occupied by eight families, but it is, generally speaking, a family in a room.

2340. Are you aware that in that district a great many of the houses could, without being pulled down, be made into good houses, similar to what has been done in Barrett's-court?—Yes.

2341. Would it be desirable in the case of the houses which you now represent; are they about the same class as those in Barrett's-court?—I think they are.

2342. They have been repaired and put into tenantable order, have they not?—Yes, into very fair repair.

2343. If this block that you speak of had been treated in the same way, would the same results have followed?—Yes, possibly so; and then you may have the area very unhealthy by the character of the population living in it, and many houses that have been condemned in London, supposing honest and respectable people had lived in them, never would have been condemned.

2344. You mean to say, as health officer, you were more anxious to get rid of the people than the houses in that particular place?—No; the houses are bad there. You are referring to Charles-street; there the people are, it is true, not a very cleanly race of people, but the houses themselves I should consider unhealthy. I should not like to live in them myself, nor anybody belonging to me.

2345. In the same neighbourhood there have been houses, which were much of the same class, repaired and put into good order, and they are now respectable tenantable houses?—Yes.

2346. And the same sort of people living in them, too, are there not?—Yes; but in these houses the soil is perfectly wet. I had one of the boards taken up. I do not see how, unless you take away the houses altogether and excavate the ground, you can make them habitable.

2347. In this particular block, what sort of convenience of water-closets have they?—They have a privy to each house.

2348. And it is kept in tolerably fair order?—It depends upon the tenants; some are clean, and some are filthy in the extreme.

2349. And is it your impression that, if they were repaired, the same tenants would come back to them?—Probably the rents would be raised.

2350. And you would get a different class of tenants?—Yes; that is hunting the slipper, really and truly, because, if you take a bad population

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Mr. BLYTH.

[Continued.]

Mr. Cropper—continued.

population out of one quarter, they go to another quarter.

2351. Your object in this locality was to unearth that population and get in a better sort?—No matter what population had been living there, my report would have been the same. My report dealt with the unhealthy foundations of the houses; whoever lived there, my report would have been the same.

Mr. Torrens.

2352. I understand you to say that the general average of the occupants of the poor dwellings in Marylebone are a family to each room?—The worst localities.

2353. Then Marylebone is pretty full, is it not?—Yes; this census shows that it has decreased in population. I do not think it is so crowded as it used to be; it has decreased 4,000, I think.

2354. That may be owing to building outside?—Yes, and displacement probably.

2355. If you displace a number of these poor people for any reason, is there room for them in the neighbourhood in Marylebone?—I do not mean to say any number, but just this small area of 100 houses; I think that they could be housed.

2356. Would not the houses to which they would be sent, or driven, be over-occupied?—I do not think so, because of late years very large erections have taken place.

2357. Of new artizans' dwellings?—Yes.

2358. I am speaking of the ordinary houses?—The ordinary houses are full.

2359. There is no room there?—No.

2360. Have you inquired whether the wages which these poor people earn, would enable them to take suites of rooms in the artizans' dwellings?—Perhaps they would not; I could not be certain.

2361. We are talking of realities; it is not a question of perhaps?—It is difficult to know the financial condition of these people.

2362. You told the Committee that you thought they could get occupancy elsewhere, and that they will have good workmen's dwellings?—Yes.

2363. Do you know whether they could or could not?—No, I do not know.

2364. There are very few manufactories in Marylebone, I believe?—No large number of manufactories.

2365. And the working people who inhabit that parish very numerous, live, I suppose, by wage labour dependent upon the necessities of the better and richer classes?—Yes; general labour of all kinds.

2366. What portion of the labouring population is female, one-half?—Quite one-half, I should think.

2367. Could they earn their bread in the way they now do honestly, if they lived at a distance from their employers at the same wages; could seamstresses and laundresses who live by work dependent upon the upper classes, afford out of what they now earn to live out of town?—I do not think they could.

2368. Then as there are no houses for them in the ordinary range of buildings, and you do

Mr. Torrens—continued.

not know whether there would be room for them, or whether they could afford to live in labourers' dwellings, and they could not live out of town, where are they to live if you pull down the houses?—Under this scheme other dwellings are provided for them.

2369. That is under the Act of 1875?—Yes.

2370. You spoke of some report made by your predecessor under the Act of 1868?—Yes.

2371. What provision was to be made under that for rebuilding?—I do not think it took in any provision at all.

2372. Do you know what he recommended?—The report you refer to was made to the Metropolitan Board of Works: the report was made in 1875.

2373. That was under Sir Richard Cross's Act, was it not?—In 1868 there was merely a report made by my predecessor, commenting upon the bad state of the buildings.

2374. Have you considered what, in point of morals, or anything else, would be the effect of displacing this population, without any means of housing them?—I have not considered it in a practical way, because I have never been the author of any scheme for the large displacement of any population.

2375. I understood you to say that you thought it objectionable, under the Act of 1868, that landlords who have previously been neglectful, might be compelled to put their houses in decent repair, and that that was not accomplishing what you thought desirable; in other words, you pointed to the alternative of pulling down the houses?—Yes, individual houses; no large area. Where you deal with a large area, you must deal with it in some way under the Artizans' and Labourers' Dwellings Act of 1875. That is a very good Act for that purpose.

2376. Do I understand that you disapprove, by the operation of any such Act, of forcing the landlords to repair; do you disapprove of that?—No, not at all.

2377. You pointed to the alternative that you could not accomplish what you wished in Bowman's buildings for some specific reason; what was the reason; was it the condition of the foundations?—I have been rather misunderstanding you; my remarks, which were made to another honourable Member of the Committee, referred to a place called Charles-street, in which I have attempted to do something under Mr. Torrens's Act.

2378. And failed?—And failed in this way, that I considered the foundation was so very bad, that they ought to be pulled down; a few houses; only four houses; there was no large displacement of population, but the ground beneath was so thoroughly saturated with wet and filth; then it was referred to the surveyor, and the surveyor states he thinks the houses can be made healthy by a damp-proof course.

2379. There was a difference between you and the surveyor?—He agrees in my general opinion, and I pointed that out as a practical illustration of the defect in Mr. Torrens's Act.

2380. This arose from a difference of view between the surveyor and yourself?—Yes.

2381. Did a similar difference arise between you

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Mr. BLYTH.

[Continued.]

Mr. Torrens—continued.

you and the surveyor in any other case?—No, because there has been no opportunity for a difference of opinion.

2382. You do not wish to intimate, do you, that the surveyor was disinclined to carry out the improvement?—He differed conscientiously from me in opinion.

2383. And that being the case, a difficulty arose there, and the failure arose from a specific difference of opinion between you and him about the foundation of four houses?—Yes.

2384. And that is the only difficulty you know of which has arisen under the working of the Act?—In my particular experience.

Mr. Holland.

2385. I do not think we have heard what the total population is that would have been displaced under these schemes, Nos. 1, 2, 3, and 4; do you know at all?—I only know from the papers that you have before you; I think it was about 1,000.

2386. Would it be 600 or 700 people?—About 100 houses, they were not over-crowded, there would be 600 or 700 people.

2387. Do you think you could not displace the 600 or 700 persons without their finding accommodation easily in the neighbourhood?—I have no doubt they could find accommodation easily, but I have been met with the question whether they will not have to pay for it at a higher rate than they have paid for these houses that they have been living in; to which I must reply that I think they would have to pay a higher rate.

2388. What have they been paying in these condemned areas?—I cannot say, but I know that the rents are lower there than they are in other parts.

2389. Assuming that they will not go to improved dwellings, is the rest of Marylebone so over-crowded that they could not find accommodation in the ordinary houses?—It is not over-crowded, but it is fairly full.

2390. Do you put in force the laws with respect to over-crowding?—Yes, so far as we can.

2391. Has the vestry of Marylebone made any bye-laws under the 36th section of the Act of 1868 as to over-crowding?—No. I am not acquainted with any bye-laws under that section.

2392. With reference to Mr. Torrens' Act, have you used the Amended Act of 1879 at all?—No.

Mr. Rankin.

2393. I think you said the health of this condemned district was much about the same as that of the whole district of Marylebone?—Yes, so far as I can judge, but in order to be able to speak of the health of the district, especially of a small population, you want a number of years, and properly drawn up statistics of the area, before you can form a very accurate judgment; and besides that, there are many causes of ill-health not shown upon the statistics at all, such as ague and rheumatism, and so on, and a person might contract a chronic and painful malady in the insanitary places, and move else-

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Mr. Rankin—continued.

where and die, and yet I should not know anything about it.

2394. Do you know what is the death-rate of the whole district?—Yes, in the whole of Christchurch district last year it was a little over 21 per 1,000; that is the sub-district in which this area, No. 1, is situated; it is the highest of all the six districts of which Marylebone is composed.

2395. But you do not consider it a very high death-rate, do you?—No, it is not.

2396. Do you know, generally speaking, the ratio of persons to each house in your district; I am not speaking of the condemned district, but of the whole district?—It is about six to a house; I think that is a fair calculation.

2397. Do you know anything about the occupation of the people in your district?—Yes.

2398. What is it generally speaking?—They vary in the different districts of course, but there are all kinds of trades, labourers and laundresses, and artizans; a great variety of trades, though no large manufactories.

2399. In your opinion, would their trade be seriously affected if they had to go out and in by train to their houses from the City?—Not in the slightest degree provided that their wages are sufficient to take them there and back, that is the question; it is not a question whether the trade will be injured.

2400. Do you know, as a fact, that it is much more costly to go out and in and pay rent in the country than to live in town?—I do not know that it is, because you pay much lower rent in the country.

2401. Do you think if the price were the same for the fare in and out, and the rent equivalently lower in the country, that they would be able to go out and in and still follow their occupation in town?—I am sure of it.

2402. And it would be better for their health?—Yes, better for their health; the only exception would be where they had to take goods; laundresses, for example, would have to take the washing by train always, and that would be an extra expense; but as to the large population living by the labour of their hands, I do not see how it would affect them at all in any way.

2403. Perhaps you would say, especially for the children it would be advantageous?—Yes, especially for the children.

2404. Do you know anything of the plan of the buildings put up by the Peabody Trustees?—Yes.

2405. Do you think them advantageous for the general health?—Yes, and for morality as well.

2406. Is there any objection to having shops upon the lower storey?—No, I do not see any objection to it.

2407. As to health or morality, or anything else?—No, I do not see any objection.

Sir Sydney Waterlow.

2408. When were you first appointed as medical officer?—In November last year.

2409. Then the scheme was not your representation?—No.

2410. Have you examined it since you were appointed?—Yes, I have examined the area.

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2411. You

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Mr. BLYTH.

[Continued.]

Sir Sydney Waterlow—continued.

2411. You know that the official report states that the first representation made was in August 1875, and the second in November 1877?—Yes.

2412. The first representation consisted, did it not, of Bowman's-buildings, and some other courts, comprising 79 houses?—Yes.

2413. The second, Providence-place, comprising 24 houses?—Yes.

2414. The third, Edward's-place, comprising 19 houses?—Yes.

2415. And the fourth, Britanniar-gardens, comprising 13 houses?—Yes.

2416. Have you examined them all?—Britanniar-gardens does not exist; that is the last, the houses have been pulled down, and better structures erected.

2417. Confining myself to the first three, which you say you had examined, were they much in the same condition as they were, when they were represented, except that they have gone into dilapidation; is not that what you said?—No, as regards the first area, it has been taken up, the second area is Providence-place. I have visited that, and I have visited Edward's-place; Providence-place is better than it used to be, so I understand. I have seen it in the improved condition; the houses have been put into fair repair, and although it is not all that can be desired, I do not think that any successful action could be taken under that particular Act. With regard to Edward's-place, that has also been put in repair, but it is tenanted by a very bad, gin-drinking population, excessively dirty in their habits, and when I had occasion to visit it a month or two ago, the new dust-bins and the new privies were in a great state of dilapidation, and a great many of the yards were freely strewn with excreta, and altogether it was in a very nasty condition, with one or two exceptions.

2418. Do you know that the preamble of the Act of 1875 describes the condition the houses should be in before they are included in official representations?—Yes.

2419. Do you consider that all these houses in Nos. 1, 2 and 3 are in that position, so that they ought to come within the general description of the Act?—You mean, including Providence-place.

2420. I will read the words: "And whereas there are, in such portions of cities and boroughs as aforesaid, a great number of houses, courts, and alleys which, by reason of the want of light, air, ventilation, or of proper conveniences, or from other causes, are unfit for human habitation, and fevers and diseases are constantly generated there, causing death and loss of health." Can you say that these houses are in that condition?—I do not think I could; I could not at the present moment say that.

2421. Are any of the houses in No. 1 area, Bowman's-buildings, Linton-place, Little Earl-street, and Grove Cottages, in that condition?—Yes, "from other causes," I should endorse the first area; I could not endorse the want of light, air, and ventilation. For example, there is no want of light, and air, and ventilation in Bowman's-buildings; but I should endorse it generally speaking with regard to the area that has been taken up.

Sir Sydney Waterlow—continued.

2422. I think you told us that the death-rate had not been much lower in Bowman's-buildings than in other parts of the parish?—I cannot trace it; but it is very difficult, and it is a small area, and supposing there are 500 people living there, you could not get a trustworthy death-rate per 1,000 unless you waited two years.

2423. Has not the representation of Bowman's-buildings been made six years?—But then I have no separate death returns from that particular area.

2424. Without any distinct return, can you give the Committee any idea as to whether the disease rate has been very much higher, or sufficiently higher to ensure the property being condemned?—I could not do that, because I have no returns of disease relative to the locality. I have certain returns as to the sickness, but the localities are not mentioned, excepting the whole district. As to Christchurch district, I know how many cases of sickness go to certain public institutions, but neither myself nor any other medical officer of health in London have any returns of sickness with the localities recorded.

2425. But, from your personal examination and inquiries into the locality which you say you think ought to be condemned, have you not formed an idea whether sickness is not more prevalent there than in other parts of the parish?—I have not, but I have formed a very distinct idea that there are conditions likely to make it more prevalent.

2426. And those conditions are sufficient to justify the removal of the houses?—I think so.

2427. You have told the Committee that there were some improved dwellings in the district, to which the persons who dwelt in the houses to be pulled down, could be removed; whereabouts are those improved dwellings?—In Lisson-street there is a large place.

2428. Do you know what company it belongs to?—I do not.

2429. Do you know anything of the rents of the rooms there?—I do not.

2430. Do you know by personal inspection whether they are suitable?—I do. I have inspected them; they are very suitable for dwellings.

2431. They are much better than the dwellings from which the people have been removed?—Decidedly so; and sanitary regulations can be carried out there.

2432. Then I presume the people would have to pay a higher rent for it?—I presume they would than they paid in the tumble-down places from which they removed.

2433. Naturally it is a better article, worth more money?—Just so.

2434. You told the Committee that you thought common labourers could go out by train or tram if they removed from the locality condemned; do you think they could afford to pay it out of their wages?—I cannot form an opinion upon that. I say as to their work, it would not influence it so long as they could pay the fare.

2435. Do you think common labourers could afford to pay the fare?—They pay rather high for accommodation now in rooms; I do not know I am sure.

2436. Could

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Mr. BLYTH.

[Continued.]

Sir Sydney Waterlow—continued.

2436. Could common labourers and their families afford to live in the suburbs at as low a cost as they can live in the centre of Marylebone?—They would pay a lower rent.

2437. Would not the cost of their living be much higher in the suburbs than in Marylebone?—Bread would not be higher, meat would be a little higher perhaps, and vegetables a little higher.

2438. From your experience, do you know whether it is a fact that in the case of the labourers who earn the lower wages, their wives and children get wages?—Yes.

2439. Could the wives and children afford to travel by train to their work?—Not those going out charing.

2440. Is it not practically impossible for labourers and their wives, many of whom are charwomen, and many of whom live from hand to mouth, to live away from the place where they are employed?—Not if they have regular work; in chance work it might be, but in regular work it would not make much difference.

2441. Have not the lowest class of labourers to depend mostly upon chance work?—Yes, it is true.

Chairman.

2442. As I understand, in your opinion it would be very wise to put the provisions of Mr. Torrens's Act in force in small individual cases?—Yes, you could not have a large scheme for individual houses; you must deal with them individually.

2443. Under those Acts?—Yes.

2444. Would you explain what you mean by that?—I mean to say that the whole street may be in good sanitary condition with the exception of one house, and that house, though the same sort of structure, one could see was really unfit for human habitation, and you must have some way in which you could deal with it, and the only Act under which you can deal with it is Mr. Torrens's Act.

2445. If that is your opinion, it is your intention to put that Act in force as far as you possibly can?—Yes, as far as I possibly can; it has been used in the district, and has been found useful.

2446. Would it apply to a larger area?—I think not. I think the other Act is better for the large area, because it provides for the housing of the population afterwards, or housing an equivalent number.

2447. You talked of the foundations being very bad; is it the case that much of the property in Marylebone is bad property?—No, it is not.

Sir Henry Holland.

2448. You mentioned a case in which you differed in opinion from the surveyor as to what was necessary to be done to the houses; was it known to the local authority that your opinion was at variance with that of the surveyor?—No; he made a report in which he coincided with me in opinion, but he considered that the houses could be put right by putting a damp course in.

2449. With that opinion you were not satisfied?—I was not satisfied.

2450. Have you had any opportunity of bring-

0.105.

Sir Henry Holland—continued.

ing before the local authority's notice that you differed in opinion as to what was necessary to be done with respect to those houses?—No, because my report was worded merely in this way: I brought the state of the houses, in general terms, under the notice of the authority; then the next step is, that that report is referred to the surveyor, and it did not appear in my report that I wished them pulled down. I should have thought it wrong to have put that in my report; as I had to refer it to the surveyor, I thought it was the best way to put it in general terms.

2451. Afterwards, when you found out that the surveyor considered that the evil might be remedied in a different way to what you considered, did you bring it before the local authority, or did you leave the matter alone, and trust to the surveyor?—I have hitherto; it is quite recent.

2452. As I understand, your main objection to the working of Mr. Torrens's Act is this reference to the surveyor, and the power that the surveyor has?—Quite so; he is like a judge; it is like a court of appeal; the medical officer of health appeals to the surveyor, but if he does not go so far as the medical officer of health, it is finished with.

2453. In no case have you endeavoured to appeal from him to the local authority?—No.

2454. You said that you thought, with a little alteration, Mr. Torrens's Act might be made more workable; what alteration would you suggest to make it more workable?—I have no given the subject that consideration which would enable me to answer that question properly, but I see the defects in it.

Mr. Courtney.

2455. Have you told us exactly what kind of persons live in Bowman's-buildings?—Poor labourers and laundresses.

2456. What work are the labourers engaged in?—I am not quite certain. I think some work upon the roads; some of the stone breakers live there. I will not be certain of it.

2457. If such people went to live in the country, they would lose some time going to and fro?—There would be early trains; they could get to London before six o'clock if they lived a little way out; they do not begin work much before then.

2458. What district could they live in, so that they could be brought to that neighbourhood early?—There is plenty of ground at Finchley; you can get from Finchley to that district in about half-an-hour.

2459. By means of what railway?—The St. John's Wood, Baker-street Railway, and then there is Hampstead, that is very near.

2460. That would be half-an-hour in the morning, and half-an-hour in the evening?—Yes, no more than half-an-hour; rather less, I think.

2461. They might be living some little distance from the station, at the other end?—Yes.

2462. It is a serious matter, is it not; a tax of an hour a day?—It may be so; but business men live a long way out of town.

2463. They are persons with regular appointments, and fixed positions?—Yes.

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Mr. JOHN JAMES RYGATE, called in; and Examined.

Chairman.

2464. You are medical officer for St. George's-in-the-East, are you not?—I am.

2465. How long have you held that office?—Fifteen years.

2466. Then, I presume, you know your district thoroughly?—I hope so.

2467. You made a representation in 1875, under the Act of that year, did you not?—I did.

2468. I am now going to No. 5 of the Report; that representation included three different districts; the first, a small one, consisting of London-terrace and Bowyer's-buildings?—Yes.

2469. The second, Victoria-place, Palmer's-place, and Perseverance-place?—Yes.

2470. And the third, Salter's-alley, Lower Green-alley, Lower Well-alley, Knight's-court, Maynard's-court, and Church-gardens?—Yes.

2471. Take the last one first, which is a large area, whereabouts is it?—It is near the north bank of the Thames.

2472. Between the London Docks and the Thames?—Yes.

2473. I believe in that large square near the London Docks, there are 207 houses?—Yes.

2474. And a population of 1,593?—Yes.

2475. That would make a population of 7·6 to a house?—Yes.

2476. What kind of people live in that place?—They are the lowest form of labourers in one or two of the alleys, and in one or two others there are watermen and lightermen.

2477. And all their employment is in the neighbourhood of the docks?—Yes, and on the river.

2478. Is this a floating population; do they come and go, or do they generally stay there?—The casual labourer is a migratory creature; but the watermen are fixed residents.

2479. Are there many Irish there?—In the worst part, many of them are Irish.

2480. Among the labourers?—Yes.

2481. Not among the watermen?—No.

2482. Take the watermen first; would it, or would it not be necessary for them to live near their place of employment?—Quite indispensable.

2483. Do you say the same as to the dock labourers?—To a very great extent; it would be difficult for them to get away, and pay out of their scanty wages the fares for so doing.

2484. What kind of wages do they get?—In the docks they get 5*d.* an hour, and they work eight hours a day; they are the casual men.

2485. What do the watermen get?—It varies very much indeed. Take these living in the worst courts; they would make 18*s.* as a rule, and in the better alleys still, a man may make 25*s.*, possibly more.

2486. What rent do the labourers pay for their rooms?—Some of these are two-roomed houses, and they pay 3*s.* 6*d.* per week.

2487. A room or a house?—A house, two rooms, 3*s.* 6*d.* a week. Then in another very low part, they pay 4*s.* 6*d.*, and then 5*s.*; and in the best area, they go to 8*s.* a week.

Chairman—continued.

2488. I suppose they are inhabited by the watermen and lightermen?—Yes.

2489. Is there any means, either by water or underground railway, by which the labourers could go some way off, and then come back to their work conveniently?—It does so happen that the East London Railway would take them to New Cross and Peckham Rye, if you know what to do with them when you get them there.

2490. What time have they to be at their work in the morning?—The casual men go on at 8 o'clock; but the better class of labourer goes on at 6 o'clock, and he can work on late at night, and possibly all night, I believe, and that is a man who earns better wages; he is called a stevedore's labourer, and he earns his sixpence an hour.

2491. Are the houses in that district crowded?—Yes, they are.

2492. The houses themselves?—Yes, they are over-populated.

2493. What sort of rooms are they?—The cubical contents are from 750 to 800 feet; in one alley there is a room 1,100 feet, and another 1,000 feet, and there are some 950 and 850 feet.

2494. How many people live in a room?—The population of a house with three rooms with 900 feet, would be 12; there are 12 people living there; it is an over-crowded house. Take another house with four rooms, there are six people in it, and that is out of the common; there is a whole house to itself, but that is an exception.

2495. I want the average?—In the more crowded houses there are six people living there.

2496. How many feet do they live in?—1,500 feet; two rooms of 750 feet each.

2497. What is the health of that area?—Bad.

2498. Can you give the Committee any statistics of the death-rate?—The death-rate is 31 per 1,000, the parish at large being 25.

2499. What is the average in your district?—Twenty-five is the average death-rate.

2500. If that is the death-rate what would the disease-rate be?—That is very difficult to say; it would be a mere guess. As to zymotic diseases I can tell you. They are prevalent to this extent: it so happens that I have returns from various sources with regard to the number of cases of zymotic disease in the parish, and in 1876 I had 115 returned to me, and of that 22 were in this lower district alone, giving there one-fifth of the whole of the parish, when in reality the population of that district is 1-30th of the parish.

Sir Sydney Waterlow.

2501. What is that return?—This is a return of cases from infectious disease.

Chairman.

2502. Does that represent your No. 3 district upon the plan?—Yes. The returns for infectious diseases for the whole of the lower district in question were 1-12th of the whole of the parish, but the population only represented 1-30th of the whole parish, so that infectious diseases were 2½ times as rife there as elsewhere.

2503. That

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Mr. RYGATE.

[Continued.]

Chairman—continued.

2503. That is as to the lowest part of the parish?—We have had some dreadful places there.

2504. That is geographically lower, is it not?—It is below high-water mark.

2505. What is the number of acres upon this part?—Three and a quarter acres in the lower district.

2506. I see it is bounded by Green Bank, Anchor and Hope-alley, Tench-street, and Bird-street?—Yes.

2507. That is crossed by three alleys, Lower Gun-alley, Salter's-alley, and Lower Well-alley?—Yes.

2508. Going into Church-gardens?—Yes.

2509. What is the width of any of these alleys? One of the alleys, Lower Gun-alley, is 12 feet in width.

2510. What is Church-gardens?—Six feet, and the entrance to it is under four feet.

2511. Are the houses in this particular area very much crowded?—Very much so, and there is great deficiency in light and air.

2512. Could you remedy the defects in that particular place without making a clean sweep of the whole?—I do not think so.

2513. What is the width of Salter's-alley?—These are houses having their gardens in front; it is an alley between Lower Gun-alley and Bird-street; the width of it is five feet.

2514. I believe the other two representations you made of London-terrace and Bowyer's-buildings only contained 27 or 30 houses?—That is all.

2515. With a population of 250?—Yes, that is so.

2516. Could you not have dealt with that population in London-terrace very well under Mr. Torrens's Act?—I think not.

2517. The Metropolitan Board of Works have refused that scheme, have they not?—Yes, they have, as being too small.

2518. Why could you not have dealt with London-terrace, which is a long string of houses, under Mr. Torrens's Act?—It is an exceedingly narrow place; there were many courts in it, and the vilest courts conceivable.

2519. Have you a map of it?—Yes (*handing a map in to the Committee*).

2520. Take London-terrace, what is the length of that from one end to the other?—It is about 200 yards.

2521. What is the width of it?—It is five feet, not more.

2522. Are there houses on each side?—No, only on one side. There is a blank wall there belonging to these houses.

2523. Does the blank wall run along the whole side of London-terrace?—Very nearly.

2524. What is the height of the wall?—About 10 feet.

2525. Do all those houses look on to a narrow passage?—We had an application as to some of these; these houses do not now look on to the narrow passage; we got them condemned; we had an order from the magistrates to have them closed as unfit for human habitation, and some of them were cleared, but a lot were left in such a condition that the boys ran away with the property, 0.105.

Chairman—continued.

and after they had done away with this there were some foundations left, and a chasm which the vestry filled up and levelled. It is worse now than before, and it so happened that when we got the order for closing these houses, the proprietor of them most ingeniously managed to get some more property, and, by means of a passage, he turned the fronts the other way, so that they have no down-stairs window or door, and they still retain the top window over the court.

2526. Did you take proceedings under the Nuisances Removal Act, or Mr. Torrens's Act?—The Nuisances Removal Act.

2527. Have you taken any proceedings against these higher houses?—No; that court is a thieves' run.

2528. What do you say as to these others?—They are, structurally, not bad.

2529. If they are not fit for human habitation they ought to be closed, ought they not?—Some of them are very bad.

2530. Now come to No. 2, the one that has also been rejected; that is Victoria-place, Palmer's Folly, and Perseverance-place; that is 55 houses, is it not?—Yes.

2531. What is the population?—254.

2532. Have you got a plan of it?—Yes (*handing in the same*).

2533. Palmer's Folly looks rather a large place?—There is no ventilation worth speaking of.

2534. Are the houses in Palmer's Folly and Perseverance-place unfit, individually, for human habitation?—I cannot say that they all are, but they are three months after people have got into them.

2535. Have you tried under the Nuisances Removal Act, or under Mr. Torrens's Act, to close any of the houses in Palmer's Folly and Perseverance-place?—The whole of them were closed in Perseverance-place.

2536. Do they remain closed?—No; they fell into the hands of another man, and he laid out a good deal of money upon them.

2537. Are they fit for human habitation?—It is pretty good now. You used to come up one of the vilest streets in London, Bluegate Fields, and then up a turning into the place, and you could not get out again.

2538. It is a blind alley, is it?—No; out of it you get into Ratcliff Highway. It was in New-court where Dickens's opium smokers lived.

2539. From Palmer's Folly to Ratcliff Highway is a long alley, is it not?—There was one, but people have been pulling it all to pieces, so that it is vacant ground now.

2540. It is now much more open?—Yes, it is much more open.

2541. In your opinion, could you have dealt with the large scheme of $3\frac{1}{4}$ acres in any other way than by a general scheme?—I do not think so.

2542. Will you explain to the Committee why?—I think it is too large an area to take under Mr. Torrens's Act to start with, and if you attack one house in one court, and perhaps three or four doors off another house, I do not know what would become of the intervening houses.

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2543. In

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Mr RYGATE.

[Continued.]

Chairman—continued.

2543. In your opinion, it wanted re-arranging altogether?—Quite so.

Sir Sydney Waterlow.

2544. Do you consider it would be impossible to deal with either of these schemes, 1, 2, or 3, under Mr. Torrens's Act, because the width of the courts could not have been improved?—I do not say with regard to the second court; but it could not as regards the width of the court.

2545. What is the width of the courts you refer to, Palmer's-place, and Victoria-place?—Victoria-place is a little *cul de sac*; it is nine houses, and no back to it; there is want of ventilation in it.

2546. What is the width of the court?—It is about 10 feet wide; about 12 feet probably.

2547. Could houses have been built upon the same site that the old houses stand upon with any decent regard to sanitary condition?—Not if you put the same class of house on the same space of ground.

2548. Having regard to the width of ground available, is it possible to put any other but the same class of house there?—It would be very unwise to take a small place and put similar houses upon it.

2549. I want to get, for the information of the Committee, why it is impossible to put Mr. Torrens's Act in force in small schemes, such as Nos. 1 and 2. Take them separately. Take No. 2, that is Victoria-place, Palmer's-place, and Perseverance-place?—I do not think they are structurally sufficiently bad to put Mr. Torrens's Act into execution in Perseverance-place or Palmer's-folly.

2550. Supposing they were structurally sufficiently bad, would it be possible to build under proper sanitary conditions, on precisely the same site on which the old houses stand?—No, there is not sufficient circulation of air, on account of the narrow inlets and outlets.

2551. And Mr. Torrens's Act must be in operation in cases of that kind?—Certainly so.

2552. Is it not because it is necessary to make the street wider, and therefore you want a larger space of ground to deal with, which makes the Act inoperative in those places?—Yes.

2553. Will the same remarks apply to No. 1, London-terrace and Bowyer's-buildings?—More particularly.

2554. Because the courts are narrow?—Because they are narrow.

2555. And because the whole depth of ground is insufficient to build a proper row of houses upon?—Quite so.

2556. Is the sanitary condition of the houses as to the want of light, air, and ventilation, and proper conveniences of such a character as to render them unfit for human habitation, and that fevers in the locality have been constantly generated there?—It is the fact.

2557. Then although they cannot be dealt with under Mr. Torrens's Act, still they ought to be swept away?—Certainly.

2558. Are they as bad as they were when you made the representation in 1875?—In the lower town they are worse.

Sir Sydney Waterlow—continued.

2559. Has anything been done since the representation was made?—Some have been removed.

2560. Do you think the condition has been improved?—No, they are six years older, and as it is brick-work and wood-work, age will show in that six years.

2561. You told the Committee that the infectious diseases rate was one-twelfth of the whole district, though the area was only one-thirtieth?—Yes.

2562. Therefore it is two and a half times as great?—Yes.

2563. And that still continues?—It still continues.

2564. Is not it very dangerous, not only to those living in the houses themselves, but dangerous to all the population of London who come in contact with the persons living there?—Quite so.

2565. Is it a fever den, from which fevers or other contagious diseases may spread amongst the general population?—It is.

2566. In the interests of the general population would not it be cheaper to remove the houses altogether, and leave it as an open space?—Who is to pay for it?

2567. Those benefited?—Yes, certainly, by the general population.

2568. Would not the wealthy population of London be glad to reduce the risk of contagions amongst themselves and their families?—I think so.

2569. Every wealthy person employing one of these poor people runs an increased risk of contagion?—Certainly.

2570. You told the Committee that the disease rate was two and a half times as much more, and you gave us the death rate as 31 in this locality, and 25 in other parts of the district; that is six deaths to 1,000 per annum arising from preventible causes; is not that the difference between 25 and 31?—I do not know that you can look at it in that light.

2571. Will you tell us the light in which we should look at it?—If this difference of six existed in infectious diseases, I should call them preventible diseases; I think you are assuming a little too much when you say that.

2572. If in the district generally, the death-rate is 25, and upon this district it is 31, does not the difference of death-rate arise from preventible causes?—I do not know that it does.

2573. Do you know the death-rate in the improved dwellings in the metropolis in the last 10 years?—I believe it is 18.

2574. And the difference between 18 and 31 would be 13?—Yes.

2575. Does not that indicate a preventible cause?—I do not know; I cannot say that; I do not know that bronchitis and things of that kind are preventible in the matter of dwellings.

2576. If by improving the dwelling bronchitis is lessened, you would reduce the death-rate?—I am not unwilling to believe it.

2577. I think you told us that the general cubical contents of these rooms was about 950 feet on the average?—Eight hundred and fifty I should think the average would be.

2578. And

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Mr. RYGATE.

[Continued.]

Sir Sydney Waterlow.—continued.

2578. And they are let, you told us, with 1,500 cubic feet to six people?—One thousand one hundred feet was the highest I mentioned.

2579. You told us that there was one house of 1,500 feet for six people with two rooms?—Yes.

2580. Is that sufficient for six people?—No, not for living and sleeping.

2581. For living and sleeping, what is the proper amount of cubic feet for children and adults?—I should not find fault if you could get 300 feet.

2582. Do you think that in defining the number of persons to a certain number of rooms, there ought to be a cubical space of 300 feet for each person living in the room?—I do.

2583. In your opinion, would such a provision tend materially to reduce the death-rate and the disease rate?—I think so.

2584. Then if we could give this increased cubical space to the people, we should reduce both the rates?—Yes.

2585. As long as things remain as they are, people die and are sick, from preventible causes?—I do not think it is wholly; assume that they get these illnesses, there are other things besides dwellings to cause them; I suppose these are the roughest specimens of humanity that you can find living here.

2586. I think you told us that the population generally are dock labourers and watermen?—Waterside labourers and lightermen.

2587. The large majority of that population must live near the neighbourhood where they work?—Yes, I think so.

2588. And it would be an injustice to them to take them away?—I think so.

2589. Therefore if these houses are pulled down, by some means or other, other houses ought to be provided?—Clearly.

Mr. Rankin.

2590. Do you think it is a necessary part of the structure of any house to accommodate these people, that there should be small yards or out-houses, connected with them?—I think so.

2591. You told the honourable Member for Gravesend that you thought it would be impossible for these persons to live any distance out in the country?—I do think so.

2592. If it were possible to provide them with such accommodation, and to enable them to get in in good time to their work, do you think that they would avail themselves of such advantages, or disadvantages, as the case may be?—It would be perfectly impossible for many of them to do so. It is a very curious form of labour; many of the men have to wait for the tides, therefore they are up at all hours and go to bed at all hours.

2593. I suppose your opinion is that if such a thing could be carried out with these labourers, or other kinds of labourers, it would be to the benefit of the general health, especially of the women and children?—Certainly.

2594. What kind of water closets or privy accommodation have these houses?—Simply pans; in some of the places there are common closets.

2595. Are they frequently cleared out?—They
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Mr. Rankin.—continued.

are frequently dirtied; they are always in a dirty condition, particularly on plans Nos. 1 and 2.

2596. I suppose you consider it a bad arrangement to have the privy or water-closet connected with the dwelling?—Yes.

2597. You would rather have it in an out-house?—Yes. Some of these yards are not three feet wide.

Mr. Holland.

2598. Supposing these sites cleared, and improved dwellings built upon them, would that same class of people live in the improved dwellings; would the lightermen and watermen?—The lightermen and watermen would, undoubtedly.

2599. Have you any improved dwellings in that neighbourhood where such people do live?—Yes.

2600. What are they paying in the improved dwellings for rent?—They pay in one place 5 s. for the top floor of two rooms and a scullery, and 5 s. 9 d. for the basement, and 5 s. 6 d. for the midway floors; and close at hand there is a better class of dwelling where they pay 7 s. 6 d. for three rooms and a scullery, and 9 s. for four rooms and a cellar; it must be a very high class of labour to do that.

2601. Do you think that some of those paying 5 s. and 5 s. 9 d. are the same class of people, watermen and lightermen, living in the same areas?—Yes, they are the same class of watermen and lightermen, but not the same class of dock labourers.

2602. Suppose those sites were cleared, and put up for sale for commercial purposes generally, what would they be likely to be sold for should you say; is there any demand for warehouses down there?—I was offered myself five houses, freehold, for 450 l.

2603. What is the land in demand for chiefly; is it wanted chiefly for dwellings, or for other purposes?—Every one of these dwellings is occupied, or nearly so.

2604. Does the sum which you mention include the ground rent?—It included the ground rent, and what was on it freehold.

2605. What was the area of the houses?—It was the corner of Church-gardens; it was 70 feet deep by 30 feet.

2606. What was the price?—£. 450, and one other house close by.

2607. What size houses were they?—Two-roomed houses; they could get no rent for them.

2608. How was that?—On account of the class of houses.

2609. I suppose if they had been put in the hands of an improving landlord and made better, they would have been occupied by a better class of persons?—I do not think a better class of persons would have gone there.

2610. With reference to workmen's trains, there has been a movement made in that direction, has there not?—Yes.

2611. Do you know what class of workmen use the workmen's trains?—There is a very industrious dock labourer, a steady man, who will

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[Continued.]

Mr. Hollond—continued.

be getting 28s. a week, he can get a Barking return ticket for 3d., and to Peckham Rye for 4d.

2612. He lives there, and finds it convenient?—He does it for the benefit of his wife and children.

2613. That is a superior class of labourer?—A man earning 28s. a week.

Mr. Torrens.

2614. St. George's-in-the-East is a two-storeyed town, is it not?—You may say so.

2615. And in that respect it resembles many parts of London?—Yes.

2616. You spoke of a house with only two rooms?—Yes.

2617. Is St. George's-in-the-East, taking it as a whole, over populated with reference to house accommodation?—Yes, it averages eight per house.

2618. And you think that too much for two-storeyed houses?—Yes, too much for two-storeyed houses.

2619. Do the houses grow old in proportion to their occupation?—Very much so.

2620. And I presume that at an accelerated ratio?—I think so.

2621. That is to say, when a house begins to go to the bad from being over occupied, it goes to the bad every year, more and more?—Yes.

2622. It gets saturated with all sorts of exuviae and malarious influences?—Yes.

2623. You spoke of the difficulty of replacing these houses in these wretched courts which require to be removed; have you considered whether there is any space, or whether there are any spaces in the parish where better houses could be built, which are unoccupied now by houses?—Yes, upon the second scheme; that happened on account of the East London Railway having come there; there is a nice large piece of vacant land.

2624. Have you considered that under the Act of 1868, as amended in 1879, the vestry have power to take measures for replacing them?—These houses were pulled down some years ago by the railway company, and we have been trying to get the land for other purposes, for a recreation ground.

2625. I understood you to say, in answer to the Right honourable Chairman, that the Act of 1868 was impracticable, because if you rebuilt you must rebuild house for house upon the same spot?—I think it would be very unwise to do so.

2626. And you said that difficulty was insuperable, but have you considered that under the amended Act that difficulty was, in part at least, removed?—I do not think that, as a parish, poor as we are, we should be justified in buying land to build.

2627. That is another matter, you would rather throw the burden upon the town at large?—Yes.

2628. And if every parish so circumstanced as St. George's is, did the same thing, have you considered what the effect would be upon the general ways and means of London?—No, I can conceive a rich parish being particularly desirous

Mr. Torrens—continued.

of getting rid of one or two places interfering with the beauty of their parish.

2629. If the whole of the parishes threw their weight upon the common fund, have you considered what the effect would be?—I have not.

2630. As a ratepayer, do you think it is likely that a public sentiment would acquiesce in that?—I see no better way out of it.

2631. If all the small jobs that required to be done, and which everybody admits ought to be done, were thrown upon the common fund, do you think the burden would become insuperable?—I think there is so much here, and it is such a big area, that our parish would not feel justified in undertaking it under Mr. Torrens's Act.

2632. I do not speak of the scheme which you recommended; I speak of the small isolated portions?—As a ratepayer, I should be very sorry for all the things to come upon the common fund, but as a ratepayer where I do live, perhaps I am not very sorry.

2633. It is like a rate in aid under the poor law?—Yes.

2634. If everybody put their hands into the same purse, the whole community would be the worse, and would rebel; you spoke of a court where the houses were condemnable, and condemned by you, because there was a blank wall opposite them?—Yes.

2635. What was the other side of the blank wall?—The yards of the other houses in the main street.

2636. Were the yards considerable?—The wall was as high as the top of this committee-room door, so that there was very little ventilation; I do not think the upper storeys could see over it.

2637. They had only two storeys?—Yes, and the basement was thoroughly below the pavement.

2638. And as I understood you, your great desire to clear out this wretched court, approached from Bluegate Fields, was from the demoralised state of the inhabitants?—Yes, that was one reason.

2639. It was, in fact, a thieves' run?—It is a thieves' run.

2640. But that was an affair of the police, and not an affair of the sanitary authority?—Yes, and the magistrates kindly gave us the assistance of a large body of police to clear them out.

2641. When they were cleared out, where did the people go to?—I only know that we have been receiving some ourselves from a place cleared out in the adjoining parish.

2642. And you do not wish for more?—I think anything would be better than the condition they are in; I should risk all that myself.

2643. Is it not a blind risk; you have no idea of the future of these dispossessed people?—There is a great amount of self help generated when they do get turned out; I have often fallen across these people in much better circumstances afterwards.

2644. In the same parish?—In the same parish.

2645. What sort of people?—Persons of the most thriftless description, and I have fallen across them afterwards, with a very tidily furnished place.

2646. You

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[Continued.]

Mr. Francis Buxton.

2646. You tell us that you represented these buildings there, especially Palmer's-place, in No. 1 of your scheme, as unfit for human habitation as early as 1875?—Yes.

2647. That was to the Metropolitan Board of Works?—Yes.

2648. And soon after that date they were closed?—Yes, some of them were closed by us.

2649. Owing to your representation?—No, not owing to my representation; only a representation before the magistrates.

2650. How were they closed by you?—We obtained an order from the magistrates; I brought the case before the vestry, and had their sanction to apply to the magistrates to have them closed as unfit for human habitation under the Nuisances Removal Act.

2651. That was after you made representation to the Metropolitan Board of Works, and found nothing had been done?—It was not in a spirit of that kind.

2652. But because there was nothing done?—It was done, irrespective of what we had represented to the Metropolitan Board of Works.

2653. They were closed, but not closed altogether?—Some of them were closed, and now we have vacant ground there.

2654. Some of these houses were pulled down, and some of this area is still unbuilt upon?—It is.

2655. Which part do you refer to as Scheme No. 5?—London-terrace.

2656. How many houses were pulled down there?—Four houses, and the next five had their fronts shifted.

2657. But other houses which were unfit for human habitation were closed for a time?—Yes.

2658. And then reopened?—Yes.

2659. Were they reopened in the same state?—No.

2660. Improvements have been made?—Yes; a certificate is required by the magistrate before he sanctions the opening.

2661. But in a very short time the buildings were as bad as they had been before?—Yes.

2662. That was owing more, I suppose, to the carelessness of the tenants than to the carelessness of the landlord?—It was.

2663. Do you consider that these people would be likely to live under better conditions and in a better way, if they were caused to remove into other districts where there was more air and more light?—Yes, certainly.

2664. You say that of the inhabitants who have removed, some are dock labourers, and some watermen?—Those who were removed.

2665. But I speak of the residents in the part about which you made the representation?—Yes, the watermen are in the lower district.

2666. And you consider that to those watermen it would be indispensable to live in the same district?—It would.

2667. And great hardship would result to them if their houses were pulled down and they had to leave the district?—It would be a great hardship.

2668. Would it be possible to build other dwellings for them in the same district, if their present dwellings are pulled down?—No, it

Mr. Francis Buxton—continued.

would not be possible in the present state of things. There is a lot of unbuilt upon land there.

2669. But you think that in the present condition of things it would be impossible for them to find other dwellings in this district?—Quite impossible.

2670. And they would have to leave the district, and give up their present employment?—Yes. I am speaking of our side of the water; I do not know anything about the accommodation on the other side of the river, but they would then have to cross the river in time to get to their work.

2671. But that would be leaving your district?—It would be.

2672. You say that an offer was made to you to purchase five freehold houses?—Yes.

2673. Was that in your capacity as medical officer?—No.

2674. Simply because you were known in the district?—The owner happened to be a patient of my own, and he offered them to me; I would have bought them if I had not been medical officer.

2675. They were very bad?—Yes.

2676. Two-roomed houses?—Two-roomed houses.

2677. And they were offered to you at a very moderate price?—Four hundred and fifty pounds.

2678. Is it likely that if the Metropolitan Board of Works had taken action under this representation of yours, they would have been offered to the Metropolitan Board of Works at the same figure, do you think?—I really cannot say.

2679. Do you consider that the past legislation on this subject has rather given a premium to buildings of this kind, inasmuch as the tenants of the condemned dwellings may look to getting better rents, and the landlords may expect to get very high prices for the houses in question; do you think that is the case?—I cannot say that. I do not know that any of these people have had anything to do with my views. I am not certain that they did not fall into other hands afterwards, and that they did not brush them up a bit then.

2680. And they brushed up the prices?—They brushed up the houses, I think.

2681. Are you not competent to answer that?—No, I think not.

2682. Do you consider that the unsanitary state of the blocks of dwellings you mentioned, is owing to the improper use by the tenants, rather than the negligence or carelessness of the owners of the houses?—I should apportion three-fourths to the tenant, and one-fourth to the landlord.

Mr. Brodrick.

2683. I understood you to say that some of these dwellings were done up shortly after they had been shut up, and opened again. What has the effect of that been; are they falling into a bad state again; is the health as bad as before?—I must say I have not paid as much attention to that; for considering that these schemes have been rejected by the Metropolitan Board of Works, I have not got up statistics as to individual parts.

2684. Not

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[Continued.]

Mr. Brodrick—continued.

2684. Not as to those which were rejected by the Metropolitan Board of Works?—No, not so particularly.

2685. Since they were rejected, do you mean to say that there has not been anything in particular to attract your attention?—No, there has not.

2686. Do you mean that their present state would hardly have made it necessary for the Metropolitan Board of Works to take the matter up?—They are much improved by having the money laid out upon them; there are 20 of these houses, but still they exist in that condition, and there is the absence of ventilation which existed in them before, but as to the health of the inhabitants I cannot say whether that has altered since the time when I did report upon it.

2687. Then you do not think the scheme is necessary for them now?—I think quite as necessary now as it was then.

2688. But upon the relative state of health you cannot say?—No, the death rate when I made the return was 31 per 1,000, and in analysing it up to the present moment, and simply in reference to the plan I have given you, I find that one-twelfth of infectious diseases occur in that district instead of one-thirtieth.

Mr. Cropper.

2689. As to the value of the houses, are they properties that change hands pretty often?—They belong to a lot of people.

2690. Therefore, they are often buying and selling?—I should think there is a sale of some few once a year.

2691. I suppose that they sell for something under ten years' purchase?—I am taking these houses, because the owner was in a thorough condition of despair about them; he got no rent, the most deplorable people were living in them; he sold the materials, and now it is a vacant piece of ground. He happens to be a man of means.

2692. Is that about the usual value?—No, they fetch more than that. They are worth about 10 l. a-year upon the average.

2693. Five shillings and six-pence a week?—Yes, they are rated at 8 l., 9 l., and 10 l.

2694. Therefore, those houses could not be sold at about 10 years' purchase?—Barely that.

2695. It does happen that they have been pulled down?—Yes, and it is now a vacant piece of ground upon which a wood cutter works now.

Sir Henry Holland.

2696. I observe that the scheme as regards the third area, Salters-alley and Lower Gun-alley was sent into the Metropolitan Board of Works in September 1875, and it is stated that the scheme is still under consideration as regards that area; are you aware whether the Metropolitan Board of Works have sent for any further information, or whether they are making any further inquiries as to that area?—I am not prepared to say that a committee of the Board came down and visited the place.

2697. You are not able to inform the Committee why nothing has been done in respect of that area, and no decision arrived at since 1875?

Sir Henry Holland—continued.

—No, except the general reason, that they have so much to do.

2698. You have no special information?—No.

2699. And as regards the two other areas, London-terrace and Victoria-place, I understood that London-terrace has been practically considerably improved since you first reported upon it?—You may say so.

2700. By taking down four houses and the improvement of five houses?—Yes; that is nine out of 30.

2701. Not that you attach much value to the improvements in the five houses?—I may say for them, that it was perfectly wonderful the transformation for some two or three months; they had red muslin curtains.

2702. How long is it since the improvement was made, and the red muslin curtains put up?—Twelve months ago.

2703. Have the red muslin curtains disappeared?—The place is in a most deplorable condition.

2704. Then what do you propose to do with respect to the areas, No. 1 and No. 2, now that the Metropolitan Board of Works have declined to interfere with them?—I am glad to say that two more houses have come down out of Boyer's Buildings; that is 11 houses, and that is a vacant piece of ground at the present moment; and it so happens that there is a cow-yard and dairy close by there, and one may hope that something may be taken in there; it is a mere hope. Then the other part is boarded in by the proprietor of the five houses; the place that had the four houses standing upon it, and the piece of vacant ground, which was disgraceful, we ourselves, as the parish, hoarded it up once or twice for reasons of safety, and then we had it levelled, so that people should not break their legs, and now the proprietor has boarded it up very strongly.

2705. Still the question remains, do the local authority propose to take any steps with respect to those two areas, No. 1 and No. 2?—I think we shall act under the Nuisances Removal Act, and keeps our eye upon them, and when we find them bad, we shall apply to get them attended to, and if that is neglected, we shall get them closed as we have done before in other cases.

2706. You will get them closed under a magistrate's order, not under Mr. Torrens's Act?—Not under Mr. Torrens's Act.

2707. Are you aware that you could get them closed under Mr. Torrens's Act?—I do not think they are structurally bad enough.

2708. The evil appears to be that after you have got them closed, or after they have been repaired for a short time, they fall back again into the old state?—That is so.

2709. That is the advantage of working under Sir Richard Cross's Act, that you get the whole thing cleared away once for all?—Yes, and general supervision probably.

2710. That advantage applies as much to a small area as to a large area, does it not?—I think not; here is this narrow court; I do not see what on earth you can do with it except demolish it.

2711. The Metropolitan Board of Works have declined

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[Continued.]

Sir Henry Holland—continued.

declined to deal with areas No. 1 and No. 2, because they are such small areas?—Yes.

2712. The argument for the necessity for clearing away applies as much to a small area as to a big area, if not more; it is as great an advantage to the neighbourhood that a small area of people in an infected place should be cleared away, as a large area, is not that so?—It is, but there are so many difficulties in the matter, especially as regards the structure, the brickwork condition of the places.

2713. That is why you cannot apply under Mr. Torrens's Act, or before the magistrates; but Sir Richard Cross's Act is equally available in a small area as in a large area, is it not?—Quite so.

2714. Therefore, if the Metropolitan Board of Works could see their way to act upon a small area, it would be an immense advantage to the neighbourhood?—Yes, it would.

Mr. Courtney.

2715. What was the occupation of the ingenious Mr. Clements?—He is a second Mr. Thomas Flight; he has a large amount of bad property in different parts of London.

2716. Does he lend money upon the property?—I do not know.

2717. Has the fact that these areas have been under the consideration of the Metropolitan Board of Works so long, had any effect upon the buildings?—Yes, it has.

2718. Have they deteriorated in consequence?—Yes, they have.

2719. Have they been neglected by their owners?—Yes, they have.

2720. And have the tenants acted in any way under the influence of the fact that they had been scheduled?—No, I think not; they are so very ignorant that they know nothing about it.

2721. They do not look forward to any compensation when turned out?—I have never heard it mooted; the police consider it the worst place at the east end of London, and that in the parish which has London-terrace and Tiger Bay in it.

2722. I see there are a fair number of public-houses in and about that area?—I think only three.

2723. There are several corner houses?—They are not public-houses; only one is a public-house.

Mr. THOMAS HENRY WATERWORTH, called in; and Examined.

Chairman.

2732. You are Medical Officer of St. George-the-Martyr, in Southwark, are you not?—Yes, I am.

2733. How long have you occupied that position?—About two years.

2734. Your predecessor was Dr. Bateson, I believe?—Yes, he held the office for some years.

2735. I believe he made a representation under the Artizans Act of 1875, on the 4th November 1876?—As far as I can find out by rough copies which were kept by him, that appears to be the case.

Mr. Courtney—continued.

2724. Do you know the Peabody Buildings?—I do not know much of them.

2725. Or any buildings of that character?—We have one just sprung up in our parish; it is not yet let; I believe Lord Winterton has had to do with it, and there are 18 lettings there, each of two rooms, with a landing and scullery, and they are to go at 6 s. 6 d. a week.

2726. Would the erection of large buildings on this No. 3 area be suitable for persons now occupying the area?—I think they would be occupied by the lightermen and watermen, and some of the persons who are engaged in the dock service; the tide men, and men who look after the locks, and so on, who do now live in that district, they would, for certain, occupy some of it.

2727. And they would be suitable to the artizans of London?—Yes, the rents have gone up there very much indeed.

Mr. Torrens.

2728. Although in that particular instance you have mentioned, you say the owner could get no rent, is it not the fact that this bad property lets very high in proportion to its value?—I am not prepared to say that; I think the obtaining of the rent is very much due to the collector who is employed; in this individual instance, a female used to attempt to collect the rent, and she never got any.

2729. You spoke of Mr. Flight; Mr. Flight has devoted himself for many years to the holding this kind of property in different parts of London, has he not?—Yes.

2730. And not without some solid consideration in the way of profit; have you any doubt that there is a prevalence of house usury in these slums?—I think in this lower scheme, Scheme No. 3, the landlords are rather fair-dealing people; I do not think they press too much, and I know one or two of them. I think they are lenient landlords rather than otherwise.

2731. Do I understand you to say that this sort of property is not lucrative and profitable, in proportion to its intrinsic value?—I am rather limited in my knowledge as to that. I do not think any more would be procurable at ten years' purchase, although it was offered to me in this particular instance.

Chairman—continued.

date; and by referring to the report to the vestry that appears to be about it. His first representation was on the 4th November 1876.

2736. That includes the area No. 6 in the Return, does it not?—Yes.

2737. The Metropolitan Board of Works have taken up part of that scheme, have they not?—I think they have closed nearly all the three schemes; they have closed 80 houses in Mint-street, 40 houses in Elizabeth-place, and 40 houses in Gunn-street.

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2738. And

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Mr. WATERWORTH.

[Continued.]

Chairman—continued.

2738. And some houses included in that representation in Union-street, they have excluded, have they not?—Yes, they were excluded.

2739. And I believe that the houses in Market-street and Kell-street have not been taken up?—That is so.

2740. I believe they have taken up three blocks there, called the Elizabeth-place scheme?—Yes.

2741. And the next is the Gun-street area?—Yes.

2742. The next we call the Mint-street area?—Yes, those are the three areas to which I refer.

2743. Can you tell us anything about the population in the Elizabeth-place scheme?—No; I have nothing to specify that at all except the rough notes of my predecessor. I have had no time to look into that.

2744. Has that Elizabeth-place been done away with now?—It is all closed; if not all, the greater portion of it.

2745. Was it a very crowded district?—Very, and very bad.

2746. Do you know enough of it to be able to tell the Committee whether, in your opinion, it is an area that ought to be cleared off?—Yes; after my appointment in April I find that I reported to the vestry respecting those several areas on the 3rd June 1869, and I urged that a letter be written to the Metropolitan Board of Works, asking what they intended doing with these houses.

2747. Are you now speaking of all the three schemes?—I am speaking of all the three schemes.

2748. Are you of opinion that they are schemes that ought to have been carried out?—Unquestionably.

2749. Then you would be able to tell us upon what you formed your opinion?—Upon the bad state of the houses generally; the filthy, dirty, bad condition of the houses.

2750. As far as light and ventilation went, what do you say?—Some of the houses are standing back to back, or at least they have no back windows at all; and the courts were all bad; the drainage was a great deal of it surface drainage; it could not be properly carried out, and the whole of the houses were unquestionably in a dilapidated condition, so that no repair could possibly put them into a proper condition.

2751. What kind of people were living there?—In the Elizabeth-street area they were principally costermongers; in fact there was a large court and there were certain privies in the court, and most of the privies were occupied as stables for the donkeys, one seat being retained for the use of the whole population that is in this small square.

2752. The donkeys occupying all the other space?—Yes, the donkeys occupying all the other space. In the Mint-street area they were the scum of everywhere, I should think; there were a great number of costermongers, but as to the Gun-street, they were costermongers and fishcurers; people who cure those common fish that are hawked about the streets.

Chairman—continued.

2753. In Gun-street, where do they keep their barrows and things?—In the streets principally, or very often they use the lower room for that, sleeping up stairs in one room.

2754. Were the houses individually much crowded?—No, I do not know that they were, because we looked so closely after them in preventing overcrowding, otherwise they would have been, and they did overcrowd if they possibly could.

2755. Have any of these areas been cleared?—I think they have all become nearly if not quite clear.

2756. What has become of the people?—That I do not know; they have been building in the same neighbourhood, on the site of the old Queen's Bench. They have recently put up large blocks of buildings, where I believe they have now about 600 dwellings. It is a street with large houses upon either side let out in flats, and about 600 new dwellings are just erected, and a great number of the people have gone there.

2757. Can you give us any notion of the number of houses comprised in these schemes; this return says the scheme includes 175 houses, is that right?—I think, looking at Dr. Bateson's rough notes, that that was about the number.

2758. You say the houses were built by private speculators?—Yes, they were built by a man who purchased the whole site of the Queen's Bench, and he has now sold them to the Model Dwellings Company.

2759. Are they well built?—Yes, they are very well built.

2760. Are they built upon the scheme of the Model Dwellings Company?—Something after their plan.

2761. What rents do they ask?—From what I can learn, six to eight shillings.

2762. A room?—No, three or four rooms together.

2763. Are they small rooms?—One person will take the three or four rooms, and let them out in single rooms afterwards; but there are no single rooms to be let out as single rooms.

2764. What would they be able to get a single room for?—I suppose 2 s. 6 d. or 3 s. per room probably.

2765. Have many of the costermongers gone there?—I believe they have.

2766. What do they do with their barrows?—There is a good space at the back where I believe they keep their barrows; there would be room enough for the barrows to be kept there.

2767. Is it the plan in many of these large industrial dwellings to have a large space behind somewhere?—Yes.

2768. In order to get air?—Yes.

2769. Do you know what the rent of the houses were before they were pulled down?—I cannot say. I know some of the rooms in Mint-street would let for as much as 5 s.

2770. A single room?—Yes.

2771. What sized rooms would they be?—Not very large. I see here in Dr. Bateson's rough notes that there are 1,340 persons in the three areas, and that there are only 602 rooms.

2772. That is the area which he represented?—Yes;

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Mr. WATERWORTH.

[Continued.]

(Chairman—continued.)

—Yes; his notes are very rough, and I have been trying to make out what he means by them, but I cannot make it out at all.

2773. Were those houses mostly two-storeyed houses?—Two-storeyed houses.

2774. I see in the Elizabeth Place Scheme, it is a sort of small square?—Yes, a small square. I believe those privies were in the square.

2775. How was it approached?—Through a narrow street.

2776. What was the width of the street?—I cannot say; it was a narrow street.

Mr. Courtney.

2777. The Mint-street area was occupied by the lowest of your population, I believe?—Yes.

2778. Almost the lowest of the population of any part of London?—I do not know about the East End, but it was a very low population, and I should say possibly as low as any.

2779. Not a few gain their living in an immoral way?—Yes.

2780. Thieves and prostitutes?—Yes.

2781. The rent was there as high as 5s. a room?—So I am informed; speaking of rents of the new building and the rents of Mint-street, they told me that some of the rooms would let for as much as 5s.

2782. It has had an evil reputation for some time, has it not?—Yes, it has had an evil reputation; I have been an inhabitant of this part all my life, and I have known it all that time as being very bad.

2783. You might go back a couple of centuries and find Mint-street still with a bad end?—Yes, I suppose it would be so; there is an old justice court which I daresay has reference to something of some centuries back.

2784. It is referred to in one of Defoe's novels?—Yes.

2785. I believe they are all cleared?—Yes, and I believe they are all closed.

2786. You cannot say where the inhabitants of the site have gone?—No.

2787. Has the population of your district diminished within the last 10 years?—Yes; according to the last census the whole parish has increased about 2,000, but then the district has been divided into three districts, and that very district, including this, has lessened, but that is to be accounted for by these houses being closed, and when the census was taken this large block that I am now speaking of had not been tenanted, and that would diminish it somewhere about 400 or 500.

2788. Do you know in what way the site of the Queen's Bench Prison was sold: by private contract or tender?—By tender. St. George's Vestry endeavoured to obtain it as a site for baths and washhouses, but they asked so large a sum that they could not give it.

2789. You mean the Prison Commissioners did?—Yes, and the Commissioners of Baths and Washhouses endeavoured to obtain it.

2790. Who were the vendors?—Her Majesty's Government

Sir Sydney Waterlow.

2791. It was a military prison, and it was sold by public tender?—Yes.

O 105.

Mr. Courtney.

2792. Was it part of the condition of sale that it should be laid out in buildings of this kind?—That I do not know.

2793. As a matter of fact they purchased it purposely to erect these houses?—Yes, I think so.

2794. Was it at that time under any agreement with the Improved Dwellings Company?—I cannot answer that question.

2795. But the purchaser has since sold them?—Yes, to the Improved Model Dwellings Company, I think they call it.

2796. Is sub-letting permitted by the tenants of that company?—I do not know that; possibly not, but I believe it is done.

2797. And you think if sub-letting is permitted that these houses would be available for the class that inhabited part of the condemned area?—Yes, I think so.

2798. Are they not inhabited at present?—Yes, a great number of them; as quickly as they are finished they are occupied.

2799. Do you know as a fact that some of the inhabitants of the condemned areas have gone into them?—I cannot say that.

2800. Are they of the same class?—I think so; I visited a few of the houses to see as to the sanitary arrangements, but I could not say positively about that.

2801. Did you find any evidence of costermongers living there? I have seen their barrows about; that is all I can say.

2802. At the back of the buildings?—Yes.

2803. And you concluded that costermongers were there?—Yes.

Sir Henry Holland.

2804. Are there any other buildings or places in your district that you now propose to deal with, either under an order to be obtained from the magistrate or under Mr. Torrens's Act?—No, no special area.

2805. Only individual houses?—Only individual houses, there are houses which crop up. I obtained an order from the magistrates only the other day to close a house, but we have no special area that we contemplate closing.

2806. Have you taken any proceedings yourself under Mr. Torrens's Act for pulling down or getting houses put into a better state of repair?—Yes, I have.

2807. Have you found any difficulty in the working of that Act?—I have had so little to do with it, having been appointed so recently, that I cannot say very much about it.

2808. Have you found that your opinion has been given effect to, and that that which you thought necessary to be done in these districts has been carried out?—Yes, we have to fight the case, as to whether it is advisable to close it or not.

2809. You have not found your opinion clash with that of the surveyor?—No.

Mr. Cropper.

2810. I suppose from what you said, it was to get rid of the low class population in the houses, that you wanted these clearances. You found the population would soon make these houses as bad?

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[Continued.]

Mr. Cropper—continued.

bad?—That is the great difficulty we have; if we give orders for cleaning and repairing, in a very short time we have to go over the ground again; we are obliged to be constantly looking after these houses, otherwise they would get into such a state that they would be perfectly unfit for any habitation; the houses I have been visiting this morning, which are owned by a man of good means, are in a most filthy state; and I shall have to appear before a magistrate in a few days asking that these houses may be cleansed; and I daresay in two years' time, unless he keeps it up, I shall have to do the same thing again, they are constantly getting into such a disgraceful state from the bad tenants.

2811. Have you tried shutting up the houses?—If they cannot be repaired without shutting up, we have no power to go into them; but when they are so bad that nothing can be done but closing them, we obtain a magistrate's order for the purpose.

2812. What happens then?—The magistrate gives the order.

2813. And then after that?—Then they are not always closed unless we get the service enforced. I have a case in hand where I applied to a magistrate the other day for a house to be closed, and instead of closing it the repairs were carried on bit by bit, but we then had to seek further powers to close the house; they will endeavour to shirk it if they possibly can.

2814. Therefore you find it is more straightforward work for you to put it under one of the other Acts?—Yes, if you can do so, but it is not always possible; you have to stretch a point to do that; before anything can be done I should like to have the houses thoroughly closed and cleaned before they are re-let, but we have no power to do that; we should be always in hot water if we attempted to do it.

2815. You would be in hot water with whom?—With the owners.

2816. What sort of people are the owners?—All sorts; some of them are men who take up the property for the purpose of making a little out of it; they will do so little as they can; others are people owning a good deal of property about, and people who are in a better position, and even they will shirk it. We have to do the thing in the quietest possible way without causing any prejudices against the people.

2817. What you mean to say is that you want Acts which will enable you to work without getting into constant hot water with the owners?—That is the difficulty.

2818. Is the rest of your district free from this sort of nests of people?—Yes, these are the three principal nests; I do not know of any other very bad part.

Mr. Buxton.

2819. You say that you have seen buildings this morning which are in a very filthy state, belonging to a wealthy owner?—I believe he is; he is reputed so.

2820. Then you would say that some of the blame for the state of these houses attaches to that owner?—Unquestionably, a great deal of it.

Mr. Buxton—continued.

2821. He is able to lay out money on improving the buildings, if he felt inclined to do so?—We presume so. If a man takes property of that kind, he has no right to take it unless he is able to put in proper repair, and keep it in repair; if he cannot do that he has no business to purchase property. We have nothing to do with that, but we must take care that the houses are in a proper state, and whether a man can or not do it, it is for us to endeavour to enforce the cure.

2822. As a rule you consider that blame attaches more often to the tenant than to the landlord?—No, I do not know that is so always; I think that in many cases if the landlords would take care to keep their houses in a good and efficient state of repair, then it would be the object of all the tenants to keep them up too.

2823. And assist the landlord?—Yes, but they have no object in doing so, if the houses are in such a bad state. I have found many women working and scrubbing, endeavouring to keep the house clean, but they cannot do it, because nothing has been done to the houses for so long.

2824. Do you think that many of these tenants would appreciate living in better dwellings?—Yes, I think many would; I do not speak of the worst classes, but many would. The only way to improve them is to improve their dwellings.

2825. What is the effect upon the population, and the state of the large dwellings you have mentioned, of the fact of a representation being made to the Metropolitan Board of Works. I suppose that when you make a representation to the Metropolitan Board of Works, it is soon known in the district, is it not?—I suppose it is.

2826. By the fact of the Metropolitan Board of Works sending down officers to view it, and in other ways?—Yes.

2827. What effect has that upon the buildings?—That is a question I cannot answer, because this was done prior to my holding the appointment, and what the effect was I do not know.

2828. It has not been an improving effect; the buildings are still in a bad state?—Those buildings had been condemned, and were in a bad, filthy state of repair, and it was impossible to ask the owners to put these houses in habitable repair when it was expected that in a few days all those houses would come down. Therefore, they were lying for a long time in this bad state.

2829. Because it was expected that something might be done by the Metropolitan Board of Works?—Yes; you could not call upon the Metropolitan Board of Works or the owners to put these houses into repair, if they were expected to come down quickly; we did do so in one or two instances where the houses were so very very bad.

2830. As to the population you were mentioning of this district, they were mostly costermongers, were they not?—In the Elizabeth-street area and the Gun-street area too.

2831. To such a population as that there would have been no particular hardship if they had been forced to remove to another district, would there?—No, I do not think there would have been.

2832. I believe

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[Continued.]

Mr. Torrens.

2832. I believe St. George-the-Martyr is the oldest part of the Borough, is it not?—Yes.

2833. Something like 150 years old, is it not?—Yes.

2834. Are you aware from the documents and books you found in your office that a good deal has been done in the way of compulsory repair or rebuilding in recent years?—I believe it has.

2835. That was under the advice of your predecessor, Dr. Bateson?—Yes.

2836. Who preceded him?—Dr. Randel.

2837. As to Dr. Randel, is he still living?—Yes.

2838. I believe I am not mistaken in saying that Dr. Randel took great interest in this matter?—I believe he did.

2839. Under his auspices, a great deal was done after the passing of the Act of 1868?—Yes, a great deal was done.

2840. Do you know whether, directly or indirectly, any difficulty in the shape of resistance by the local authorities was interposed in his way?—No, I do not.

2841. You never heard that?—I never heard that.

2842. In fact these districts which you have represented, are the exceptional districts in the parish of St. George-the-Martyr?—Yes.

2843. A great deal has been done already by Dr. Randel under the Act of 1868?—Yes.

2844. When a town or a parish is very old, does not it necessarily require either very thorough repair or rebuilding?—Yes.

2845. You cannot really improve a closely inhabited district without radical repair and rebuilding?—Unquestionably.

2846. If your advice were followed would you always keep rebuilding the worst parts of your district?—Yes, there are a lot of separate houses which it would be well if we could only get rebuilt.

2847. And in that process of gradual rebuilding, *ex necessitate rei*, having reference to the danger and hardship of the displacement of labour and dislocation of industry, would you do it very gradually?—I suppose if you did it very rapidly many of these people would to a certain extent suffer.

2848. Have you any doubt that they would?—I think there are other places they might and would find if they were pressed.

2849. Where?—In the outskirts, a little farther out. I thought you were taking the worst of a parish in the city; then we will suppose being the city that there is no outskirt to it, but there are outskirts here outside the boundaries of the parish where they could go to.

2850. There is no part of St. George's-the-Martyr abutting upon a suburban district?—No; but in Newington parish they have been building very fast upon part of the ground formerly called Lock's Fields, and that estate, and they have been improving the property.

2851. And those districts have been filling very fast, have they not?—Yes; and there are some houses which they are rebuilding now in the portion called Rodney-road; it is only just upon the verge of the outside of the parish.

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Mr. Torrens—continued.

2852. Is not it already over full?—I do not think it is over full; I think there is room.

Mr. Hollond.

2853. Then I gather that your opinion is that private enterprise will supply the place of those displaced?—Yes.

2854. Have you had any experience of labourers living in the outskirts coming in by cheap trains?—No.

2855. As to the class of persons, you say that a number of costermongers live in these three areas?—The two outside areas, Elizabeth-street and Gun-street especially.

2856. Do you think that all these costermongers are wanted in the district; is there employment for them?—They earn a living, and if they do not earn a living you will drive them to thieving. I was going to say in answer to a question with reference to that, that I was sometime surgeon to the Surrey County Gaol, which has been alluded to just now, and I formed the opinion that if those costermongers could not get a proper living, then it was that they came to thieving, but if they could get a proper living they would possibly do without it; perhaps that will somewhat answer you. Where they could get an honest living, though small, they would rather do it than thieve.

Chairman.

2857. Mr. Mayhew gives them a very good character in his book?—Yes.

Mr. Hollond.

2858. You think there is employment for this large number of costermongers?—Yes, I think so.

Mr. Rankin.

2859. Do you find much drunkenness in your district amongst these people?—I do not know that there is so much drunkenness; I am not amongst them very much at the times of day when drunkenness would be most frequent, therefore I cannot say that.

2860. Did I understand you to tell the honourable Member for Brighton that the men in your district could be fully employed if they chose to work?—Yes.

2861. But taking the population as a whole, is there work enough for them to do?—You mean for those not essentially costermongers; that is rather a difficult question to answer; labour varies very much. I find a great many of these men go to work at the waterside; or they are somewhere else earning a living, and getting a day's work when they can.

2862. Is there any influx of persons from the St. Giles's district into your district?—No, I think not.

2863. Have you any objection, from a sanitary point of view, to high houses?—With reference to any houses which have been recently built, I think there is an objection to them in many ways; getting rid of their dust and refuse, and so on.

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2864. Do

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[Continued.]

Mr. Rankin—continued.

2864. Do you think that, on the whole, if it were feasible, it would be good for a great many of your population to live further out in the suburbs, and come in by the early trains?—If they could do it, unquestionably.

2865. As far as health is concerned?—Yes, as far as health is concerned, though it has been a question with me how these large buildings may work by-and-bye as regards infectious diseases; but looking through the reports of my predecessor, I see that the average mortality in the Peabody's-buildings, which is a large block in the Blackfriars-road, is about $12\frac{1}{2}$ per 1,000, whilst the mortality of the whole parish is about 22 per 1,000; so that speaks something for these buildings.

Mr. Bryce.

2866. Would that low mortality in the Peabody-buildings be to some extent explained by the fact that the population who are in them are the cream of the working classes?—Possibly it may be so to some extent.

2867. But still you think that a mortality that would sufficiently show that the buildings were, at any rate, satisfactory in a sanitary point of view?—Yes; but as you say, it is partly owing to their being above the costermonger class; they are rather better than that.

2868. Some witnesses told us that there is a strong social objection to these high dwellings containing a large number of persons; do you feel such objections?—I confess I am not an advocate for these very large buildings, because if you get epidemics, I have great fear as regards them, though it has not come to that in the Peabody-buildings yet.

2869. In case of the areas you have cleared, were there generally a large number of owners of the property, or did they mostly belong to a small number of owners?—There were a large number of owners.

2870. Each man only owning a house or two?—Yes.

2871. Did you ascertain, in reference to those who did not belong to the costermonger class, whether they were men following handicrafts, and where they did their work?—Anywhere, wherever they could get work; when they came into town, by the waterside, or anywhere.

2872. They were not people habitually employed in manufactories, or breweries, or anything of that kind?—No, that class would live in better buildings; brewers' men would live in better tenements.

2873. These were the lowest class of labourers, picking up work wherever they could get it?—Yes.

2874. You could not tell us, I suppose, to what extent they lived in that part, because they were near their work?—I think they lived there partly because it was convenient.

2875. As regards the costermongers, we may take it, I suppose, that this being an inhabited district of London, where there are a great number of people living, there is a demand for a great amount of costermongering, because the poor people buy greens of them, and that sort of

Mr. Bryce—continued.

thing?—Yes; but these costermongers, as a rule, go a long way with their goods.

2876. Have you any idea of the circuit of a costermonger's operations?—No, I cannot say that.

2877. With reference to those migrating from the district, have they migrated to a distance?—I cannot answer that question.

2878. You do not know whether that is done?—No.

Sir Sydney Waterlow.

2879. How long have you been appointed to your office?—I was appointed two years last April.

2880. Have you carefully examined the district that was represented by your predecessor?—I have been over it several times.

2881. Do you entirely confirm the representation?—Yes.

2882. Do you agree that the causes were sufficient to justify the representation?—Yes; and by the report I made to the vestry soon after my appointment, I urged the vestry to see that the Metropolitan Board of Works carried out this scheme.

2883. Were the houses occupied at the time you were appointed?—In the way I have spoken of, by costermongers; none of them had been closed at that time.

2884. Can you, from any personal knowledge, or by any other means, give us the information as to what the death-rate was in the houses which have been condemned and since pulled down?—No; and I find that Dr. Bateson, in answering the question, said that it was very difficult to give the death-rate, because they would have removed to hospitals and so on; therefore you could not get them.

2885. Therefore, where you do get the death-rate of special areas, it is not as high as it ought to be, because so many are taken away to hospitals?—Certainly; where there is scarlet fever or small-pox we always endeavour to get them moved away to hospitals, and it is possible that at the hospitals they die; the consequence is that the death-rate is then put upon where the hospitals are.

2886. Then, to come to the sickness rate; people are first taken sick in their own homes?—Yes.

2887. Could you give us any approximate idea of the sickness or disease rate in these areas?—No; that would be a question which could be answered by the parish medical officers.

2888. Do you think the parish medical officers the best persons to give the Committee information upon that point?—Yes.

2889. And would they be able to do so?—Yes. I am not called upon often; it is a question of some infectious disorder or something of that kind that wants removal, or that a house should be disinfected, then my duties come in.

2890. You have not to do with remedying the immediate sickness and allaying it, but looking to the causes and endeavouring to prevent it in the future?—Yes; if a case of scarlet fever is reported to me, it is my duty to see that the bedding and everything is disinfected, and the house

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house likewise; but other diseases which depend upon impoverished condition of health and so on, come upon the parish medical officers.

2891. Practically, the parish medical officers are the only persons who could give a valuable opinion upon the relative sickness or disease rate?—They are.

2892. You told the Committee just now, that the death-rate in the Peabody-buildings was $12\frac{1}{2}$ as compared with 22 in the whole of your district?—I take it from Dr. Bateson's reports.

2893. Assuming that to be correct, do not you think that that is a very strong answer to my question of houses such as the Peabody houses being unfavourable to the general health?—I do.

2894. Then you told us that your objection to large buildings was the fear of eases of epidemic?—I should have that fear.

2895. Will you tell us why?—I think that it is a question as to the advisability of massing a large number of people together; but then that opinion of my own is upset by the very fact of there being this small mortality.

2896. Have you examined these buildings structurally, to see the nature of their staircases?—Yes.

2897. Is it not the fact that the ventilation of this new building was lateral and not vertical?—In these new buildings it is; but there are large buildings built in the New Kent-road, in Newington parish, which are not ventilated laterally; it is not in my district, therefore I have nothing to do with it; but there is no ventilation from lateral staircases at all.

2898. Have you examined them?—I have.

2899. Have you been up the staircases?—Yes.

2900. Is it not the fact that the staircases are all outside the main walls?—I wish they were.

2901. You say they are not?—I say they are not.

2902. You would be astonished to find that they all were?—I should be much astonished indeed. I am up there very frequently.

2903. You say there are social objections; can you tell us what kind of social objections?—A social objection through the number of people massing together.

2904. Is not that a question of ventilation?—Yes, to a certain extent it is.

2905. Is there not more area for the people to live in, taking the floor area, and the area of the grounds and open spaces for ventilation; is there not larger superficial area than in the places where they have been living?—If you take the three areas you speak of now, yes.

2906. I take the old Queen's Bench Prison?—Yes, the staircases are not outside; but there are openings at each half-stair landing for ventilation.

2907. Is there not a larger superficial area for a certain number of persons to live in?—Yes.

2908. Is not that a great improvement?—Yes; but they all open upon the common staircase.

2909. The door of the tenement opens upon the common staircase?—Yes.

2910. Is not the common staircase equivalent to the pavement?—I think not.

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Sir Sydney Waterlow—continued.

2911. Does not it open to the open air?—It is not the same thing as the open pavement in the street.

2912. But the staircases are exposed to the open air, are they not; there are no windows?—No.

2913. You can speak of the houses you describe because you know them?—I know the Peabody-buildings and the Palatine, and I know the buildings recently erected in the Old Kent-road, though I have not been over them.

2914. I thought you told us you had been over those, and you were sure the staircases were outside?—I have been over those in the New Kent-road, but I have not been over those in the Old Kent-road, because they are not inhabited.

2915. Those are the buildings close to the Bricklayers' Arms Station?—I have not been over them.

2916. Are they not in the Old Kent-road?—Yes.

2917. And those you have not seen?—No.

2918. Your remarks do not apply to them?—No, but to the houses in the New Kent-road.

2919. Do you know Darwin-street?—Yes.

2920. Is that in your district?—No.

2921. How many yards is it from your district?—One hundred yards.

2922. Then practically it is in your district; do you know the buildings there?—I have not been over them.

2923. You told the Committee that there were 600 dwellings upon the site of the old Queen's Bench Prison?—I think so.

2924. Would that afford accommodation for more than the whole number of persons disturbed in the land included in the official representation?—Yes.

2925. Practically, all the people disturbed out of your parish could be accommodated in buildings erected as a private speculation?—Yes; but I think it will be tenanted by a little better class.

2926. You told us that some of the people had gone there?—Some have.

2927. I advisedly used the word "could;" they could be accommodated in the buildings as a private speculation?—Yes, they could be.

2928. Is not that very strong evidence that the carrying out of the Artizans' Dwellings Act of 1875 ought not to be such an expensive operation?—Yes.

2929. You also told the Committee that some of these bad houses belonged to men of good means, and yet that they were constantly getting into a disgraceful state?—When I say "good means," I mean people who would be in such a position as to be able to repair these houses easily without any strain upon their purse.

2930. I think you told us that when they had been repaired, very soon afterwards they got nearly as bad as they were before?—Yes.

2931. Does not that arise from the want of constant supervision upon the part of the owner or his agent?—Yes, I think it does.

2932. Does not it strike you that the better condition of the new dwellings erected by the Peabody

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[Continued.]

Sir Sydney Waterlow—continued.

Peabody Trustees and the other company, arises from constant personal supervision upon the part of their agents?—Yes, unquestionably it does.

2933. You tell us that to improve the people we must improve their dwellings?—Yes, quite so.

2934. Would not constant supervision and teaching them how to use the better dwellings, make them use the better dwellings in a manner more conducive to health?—Yes, I think so; the better dwellings you give them the more you elevate them.

2935. Is it not an important element in that, to keep a constant supervision, so as to teach them to use the dwellings properly?—Yes.

2936. And that is the case in these large blocks of dwellings, is it not?—I believe it is.

2937. You said you were not sure whether they sublet the houses in these dwellings?—I am not sure.

2938. Do you think that the subletting of single rooms under proper regulation would not be a great benefit to the poorer people?—Yes, but if a person takes three or four rooms and sublets, the question is what power have the persons owning the building over the single rooms.

2939. If they only let from week to week they have the strongest possible powers?—Possibly they might have.

2940. Then, under such supervision, would it not be a great benefit to allow subletting of single rooms?—Yes.

2941. In your opinion is it, or is it not, better to have single rooms sublet, with a water-closet belonging to the tenement, than building single rooms with a common water-closet?—Yes, certainly.

Sir James M'Garel-Hogg.

2942. How many schemes are there before the Metropolitan Board of Works; there are three adopted by the Board, are there not, and two not?—I cannot speak of that myself. Sir Richard Cross says there were five; I only know of three.

2943. Did you visit the three when you were appointed medical officer?—Shortly afterwards.

2944. Did the Board begin anything upon them before your appointment?—Nothing.

2945. The Board were not very lax, seeing that one of the representations was in 1875, and another on the 4th of November 1876, and the scheme was issued upon the 10th of November 1876; that was pretty prompt transaction, was it not?—Yes, but nothing was done at that time.

2946. But that was the action of the Board?—It was the action of the Board.

2947. Now, I believe that the final award has been issued, has it not?—I suppose so, because the houses have been closed.

2948. Why were these houses condemned by your predecessor?—I suppose from their dilapidated and filthy condition.

2949. Then, with regard to these houses,

Sir James M'Garel-Hogg—continued.

having seen them, you confirm your predecessor?—Unquestionably.

2950. And you think they ought to be all pulled down?—Yes.

2951. They are utterly insanitary?—Yes.

2952. Then will you explain to the Committee why, that being your view, you should have brought the Metropolitan Board of Works before a stipendiary magistrate, for not doing further repairs in Flint-street?—It was this: these houses had been condemned for some time; they were houses, some of them belonging to the Metropolitan Board of Works and some to other owners; the Metropolitan Board of Works had not purchased all, but these houses were all of them in a filthy condition, and it was questionable how long it might take the Metropolitan Board of Works before these dwellings were put in habitable repair, and I thought it my duty, and the vestry confirmed my suggestion, to take action to enforce the repair of some of the houses.

2953. You thought it your duty to summon the Metropolitan Board of Works to repair?—I did not think it right to summons other owners unless we came upon the Metropolitan Board of Works, who were really, if I may so, not actually defaulters, but were stopping the way.

2954. Then, your predecessor having said these buildings were insanitary, and you having confirmed it, and Parliament also having confirmed it, you thought it right to summons the Metropolitan Board of Works to expend the public money for repairing these houses, which were simply bought for the purpose of being pulled down?—As it was very doubtful how long it would go on before these houses were closed, I thought something should be done to them, and that they should not be allowed to go on in their then filthy condition.

2955. Then, practically, you thought we ought to spend the public money in repairing houses that were to be pulled down?—I do not know about spending the public money, but they should not be left in a filthy condition.

2956. The Metropolitan Board of Works could only do it by spending the public money?—They were receiving the rents.

2957. We have to do it by spending the public money?—Possibly so.

2958. Since the period at which you were appointed medical officer, how many representations of these various districts that were insanitary have you made to the owners and freeholders to repair, independent of the Metropolitan Board of Works?—That I cannot tell without referring to memoranda.

2959. Did you make any?—Yes.

2960. Could you give the Committee any information?—No, not at the present moment; I have no information.

2961. Then all the information you can give us is that you did summons the Metropolitan Board of Works?—And the owner of the place as well.

2962. You know you did that?—Yes.

2963. How many owners you summoned you do not know?—No.

2964. Can

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Sir James M'Garel-Hogg—continued.

2964. Can you give us any idea of it?—No, unless I can refer to my own books, and to the inspector.

2965. You said something in answer to the honourable Member for Gravesend, which I could not understand, about the Artizans' and Labourers' Dwellings Act being not expensive; do you consider it an expensive Act, or not?—It is said to be; I believe it is costing a large sum of money.

2966. Do you know the expense in your area?—No, I do not.

2967. You do not care about expense, do you?—Yes, I do; but it is a question which I have not gone into. I know it was reported to the vestry the other night that it would be a very large sum.

2968. You have not gone into the figures?—No.

2969. You make the representations, and expect the Metropolitan Board of Works to do everything without considering the cost?—I did not make the representation; it was made by my predecessor.

2970. You, however, confirm what your predecessor did?—I confirm him that the houses were uninhabitable.

2971. But you did not go into the cost of it?—No.

2972. But you allow that the cost is very large?—I believe it has been.

2973. If I told you that, in your area, the cost was 60,000 £, you will admit that it was a very large expenditure?—Yes, I have heard something about that.

2974. Have you any other areas in your district that you consider you ought to bring before the Metropolitan Board of Works?—No.

2975. The Metropolitan Board of Works having adopted these three areas, and carried them out, you will be perfectly satisfied with the manner in which the Board have carried out the recommendations of your predecessor, confirmed by yourself?—I am perfectly satisfied now, because the houses are closed.

2976. You are satisfied with the state of affairs, now that the houses are closed, but is not the whole district in rather a curious state?—In what way?

2977. I mean that the houses are closed, and it is impossible to clear them away; is not that the case?—They are not cleared away.

2978. The houses are closed?—Yes.

2979. And they are not cleared away?—No.

2980. And you know that that being so, somebody must lose?—Yes.

2981. Then the ratepayers of the metropolis must lose, because having spent large sums of money in buying up these various interests, they are obliged to close the houses, but they cannot pull them down, and recoup the ratepayers?—Yes, I am aware of it.

2982. And is not that a matter that should be amended as speedily as possible?—Unquestionably, I quite agree with you upon that.

2983. And you agree that it would be very desirable to find some place on which to rebuild,

O 105.

Sir James M'Garel-Hogg—continued.

so that the Metropolitan Board of Works could clear away these various districts, and might advertise for tenders for the land?—Yes.

2984. On behalf of your district board, you have nothing to say against the Metropolitan Board of Works up to this time?—No, my only objection was that the houses were in a bad state; one did not know how long the state of things was to go on, and I did not think the houses should remain in that state; that was why I took action upon it.

2985. And you think the public money ought to be spent to make houses that were in an insanitary state, in a proper state, though they might have been pulled down within a week?—I think the scheme having been entered into should be carried out.

2986. You do not care about expense?—I suppose I have to pay my share of it.

Sir Henry Holland.

2987. Your business is to see whether they are a nuisance or not?—Yes.

Sir Sydney Waterlow.

2988. As long as these houses were occupied, were not you compelled by your public duty to see that they were kept in a condition fit for occupation?—Yes.

2989. Did it matter to whom they belonged?—No.

2990. You were bound to summon the owners, whether they were the Metropolitan Board of Works or private persons?—Yes; I thought it an unfair thing to summons an owner whose house was likely to be pulled down, and to leave the Metropolitan Board of Works who had purchased the houses and took the rents, alone.

2991. Did you summons all classes irrespective of who the owners were, when you thought the houses were not fit for habitation?—As far as I could I did; but I cannot answer who they were, because I have not the minutes by me.

2992. You were asked a question about the cost; is it not the fact that when the areas are re-constructed, there will be much larger open spaces than there were before?—That I do not know.

2993. Supposing there is twice as much open space as before, would it not be a great benefit to the locality?—Yes, unquestionably, if you can build the same number of houses which I believe you are supposed to do according to the Act, and leave a larger area uncovered, it will be a great boon to the neighbourhood.

2994. If in laying out the ground the Metropolitan Board of Works give three times as much open space as before, will not it be of great value to the district, and to the metropolis?—Unquestionably.

2995. Can it be acquired without paying for it?—I suppose not.

2996. Then it may be that there is a large cost; but is there a large loss?—There will be a great gain in health to the neighbourhood.

2997. And

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Mr. WATERWORTH.

[Continued.]

Mr. *Holland*.

2997. And is not that worth money?—I suppose it is.

2998. You said that the houses were closed, but could not be cleared away; why is that?—It is some question as to finance.

2999. If the houses have been already closed, and no rents received, it would be cheaper to

Mr. *Holland*—continued.

set to work and clear them away, would it not?—That is a question as to rebuilding.

3000. Then you are not aware why they are not cleared away?—No; I think all have been compensated now.

3001. Compensation has been paid?—I think so.

Thursday, 7th July 1881.

MEMBERS PRESENT:

Mr. Bryce.
Mr. Francis Buxton.
Mr. Courtney.
Mr. Cropper.
Sir Richard Assheton Cross.
Viscount Emlyn.

Sir Henry T. Holland.
Sir James M'Garel-Hogg.
Mr. Rankin.
Sir Sydney Waterlow.
Mr. Brodriek.

The RIGHT HONOURABLE SIR RICHARD ASSHETON CROSS, Bart., IN THE CHAIR.

THE Committee assembled at the Mansion House Station, at 12 o'clock, and proceeded to inspect the following localities:—

1. Whitechapel and Limehouse area (Nos. 2 and 3).
2. Salter's-alley, &c. (St. George-in-the-East area, No. 5³).
3. Flower and Dean-street (Whitechapel area, No. 8).
4. Goulston-street and Middlesex-street (Whitechapel area, Nos. 7 and 9).
5. Whitecross-street (St. Luke's area, No. 13); and
6. Golden-lane Improvement.

Whilst inspecting No. 1, Whitechapel and Limehouse area, the Committee visited the block of buildings erected by the Peabody Trust in Glasshouse-street, and took the following evidence:—

Mr. JOHN CROUCH and Mr. CHARLES GARDINER, Examined.

Chairman.

3002. (To Mr. Crouch.) How many people will this building hold?—One thousand two hundred and sixty.

3003. Are you nearly full?—Yes, we are very nearly full; there are 286 families here.

3004. How long have you been opened?—About six weeks.

3005. Can you tell us whether any of the people who lived here before have taken rooms in these buildings?—Yes, a few. They are very respectable as a class. One woman upstairs was born on the ground, and her mother and brother live here.

3006. What kind of people are they generally?—One is a stevedore, another is a labourer in a gingerbeer manufactory, and so on.

3007. Where have those people who were displaced gone to?—A great many, I hear, have gone to Stepney, and to Spitalfields.

Sir James M'Garel-Hogg.

3008. (To Mr. Gardiner.) Did not you get a list of all of the people over the way?—Yes, I have a list of them.

3009. How many of them were asked to come here, or told that they might have rooms here?—I believe that they were all told to come here.

3010. How many accepted the invitation?—I think we have got about 10 or 12 families. There were 167 sent up to us from the Board of Works, whose houses were about to be demolished, and
0.105.

Sir James M'Garel-Hogg—continued.

a number of those that came were accepted by the trustees as tenants; but when I wrote to tell them that the tenements were ready for occupation they would not come.

Chairman.

3011. What is the lowest rent that you charge for a single room?—Three shillings.

Sir James M'Garel-Hogg.

3012. Can you say why they did not come?—Some, because they did not like the rules. In fact, I may say principally because they did not like the rules.

3013. Were they too strict?—We do not think so. Here are the rules.

[The following Paper was handed in:—]

PEABODY BUILDINGS,

Glasshouse-street.

RULES.

1. No application for rooms will be entertained unless every member of the applicant's family has been vaccinated, or agrees to comply with the Vaccination Act, and further agrees to have any case of infectious disease removed to the proper hospital.

2. The rents to be paid weekly, in advance, at the superintendent's office, on Mondays, from 9 a.m. till 6 p.m.

3. No arrears of rent will be allowed.

4. The

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Mr. CROUCH and Mr. GARDINER.

Sir James M'Garel-Hogg—continued.

4. The passages, steps, closets, and lavatory windows must be washed every Saturday, and swept every morning before 10 o'clock. This must be done by the tenants in turn.

5. Washing must be done only in the laundry. Tenants will not be permitted to use the laundries for the washing of any clothes but their own. No clothes shall be hung out.

6. No carpets, mats, &c., can be permitted to be beaten or shaken after 10 o'clock in the morning. Refuse must not be thrown from the doors or windows.

7. Tenants must pay all costs for the repairs, &c., of windows, keys, grates and boilers broken or damaged in their rooms.

8. Children will not be allowed to play on the stairs, in the passages, or in the laundries.

9. Dogs must not be kept on the premises.

10. Tenants cannot be allowed to paper, paint, or drive nails into the walls.

11. No tenant will be permitted to underlet or take in lodgers, or to keep a shop of any kind.

12. The acceptance of any gratuity by the superintendent or porters from tenants or applicants for rooms will lead to their immediate dismissal.

13. Disorderly and intemperate tenants will receive immediate notice to quit.

14. The gas will be turned off at 11 p.m., and the outer doors closed for the night; but each tenant will be provided with a key to admit him at all hours.

15. Tenants are required to report to the superintendent any births, deaths, or infectious diseases occurring in their rooms. Any tenant not complying with this rule will receive notice to quit.

Sir Henry Holland.

3014. In the case of those who have come here, where did they come from?—Nearly every one, I should say seven-eighths of the whole, came from the immediate neighbourhood. They usually work in the docks and in the City.

Chairman.

3015. What has happened to the houses that they have left?—I suppose they are now to let.

3016. Are they occupied?—Some have told me that the landlords are charging very much less rent than formerly. Now that there are so many vacant the landlords have lowered the rents, so that there has been a little benefit to the people from that cause.

3017. In fact the Peabody Trust coming here has lowered the rents in the neighbourhood?—Yes, there are a great many who come here to us because we charge less rent.

Sir Henry Holland.

3018. How many persons were supposed to be living on this area before these buildings were erected?—About 1,200, or somewhere about that number.

Monday, 11th July 1881.

MEMBERS PRESENT :

Mr. Brodrick.
Mr. Bryce.
Mr. Courtney.
Mr. Cropper.
Sir Richard Cross.
Mr. Hastings.
Sir Henry Holland.

Mr. Hollond.
Mr. Leamy.
Sir James M'Garel-Hogg.
Mr. Rankin.
Sir Matthew Ridley.
Mr. Torrens.
Sir Sydney Waterlow.

THE RIGHT HONOURABLE SIR RICHARD CROSS, IN THE CHAIR.

Mr. DANIEL CUBITT NICHOLS, was called in ; and Examined.

Chairman.

3019. WOULD you describe to the Committee your occupation?—I am an Architect and Surveyor.

3020. How long have you been in practice as an architect and surveyor?—I have been in practice over 30 years.

3021. In London?—In London.

3022. And I presume you are pretty well acquainted with the value of property in London?—Yes, I think so.

3023. I believe you have been employed by the Home Office from the commencement of the operation of the Artizans' and Labourers' Dwellings Act, to advise them on the schemes presented by the Metropolitan Board of Works?—Yes, I have, as an officer appointed to hold a local inquiry.

3024. Under which section of the Act were you appointed?—The 16th, 17th, and 18th sections of the Act of 1875.

3025. Will you explain to the Committee to what stage the scheme had got before it came to you, as the person who was to hold the local inquiry?—An official representation had been made to the Metropolitan Board of Works by the local officer of health; then the Metropolitan Board of Works considered that scheme, and upon it had based an improvement scheme which they forwarded to the Home Office for the purpose of obtaining a confirming order.

3026. Then, after it reached the Home Office, did the Home Office employ you to hold a local inquiry?—They employed me to hold a local inquiry.

3027. And to make a report to the Home Office as to whether the scheme should be proceeded with, or be altered?—Yes.

3028. As a sample, will you take the White-chapel scheme, the one through which the railway runs, where the Peabody-buildings were built afterwards; that is No. 2 and 3 in this return, is it not?—Yes.

3029. Were they afterwards joined in one scheme?—Yes, they were considered as one scheme.

O.105.

Chairman—continued.

3030. Have you got the scheme as originally sent in to the Home Office by the Metropolitan Board of Works?—No, I have not the improvement scheme.

3031. I have got the scheme as originally laid out by the Metropolitan Board of Works, can you identify it (*handing the same to the Witness*)?—Yes.

3032. I see in this first scheme, as presented by the Metropolitan Board of Works, there were certain properties in the middle of it which were marked to be left untouched?—Yes.

3033. There was a school and school-house between Turner-street and Providence-place and Alma-place which were not taken?—Yes.

3034. You advised, I believe, that they should form part of the scheme, did you not?—I did.

3035. And eventually it became part of the scheme?—Yes, all excepting the schools.

3036. They were not unhealthy in themselves, I suppose?—No, not in themselves.

3037. Then why did you include them?—Because they interfered with the general arrangements of the blocks of buildings under the scheme.

3038. You would not have carried out the new blocks of buildings without taking this land?—It was impossible to do so; they would have barred the building of the blocks according to the proposal, by interfering with the light and air.

3039. They would have so interfered with the light and air of the new scheme that you advised that they ought to be taken?—Yes.

3040. If they were taken, more money had to be paid in consequence?—Yes, by arrangement; there was no compulsory power to take them.

3041. Did you make any other alterations in their scheme besides that?—Yes; on holding the local inquiry I suggested an alteration to obtain a roadway to the east of the railway.

3042. Has it been carried out?—It has been carried out.

3043. Why did you want the roadway?—For the purpose of getting access to these buildings from

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Mr. NICHOLS.

[Continued.]

Chairman—continued.

from the other side; it was consequent upon the local objection.

3044. This second plan represents the scheme as the Metropolitan Board of Works originally intended it to be rebuilt, does it not?—Yes, that was their arrangement of the blocks.

3045. I believe you thought that a better arrangement could be made?—I thought so, and I submitted a different arrangement, which was afterwards adopted.

3046. Is that the one (*showing a plan to the witness*)?—Yes, that is the one.

3047. Will you put in the four plans: first, No. 1, the original scheme, representing the houses to be taken; No. 2, the original scheme, showing the houses as they were to be re-built; No. 3, your scheme, as altered by you, as to the ground to be taken; and No. 4, your suggestions as to the way in which the blocks should be dealt with?—Yes. (*The same were delivered in.*)

3048. Eventually, the Peabody Trustees have bought this ground, I believe?—They have bought the land to the east of the railway.

3049. And upon that land they have laid out the blocks which we saw the other day?—Yes, they have erected the houses.

3050. But they did not adopt your scheme, as to the new houses?—They presented a modified scheme; it does not vary much, but the plotting is varied.

3051. They presented a modified scheme under the Act, and they got a Provisional Order to carry it out, did they not?—Yes.

3052. Will you tell us how many people would be displaced by this scheme altogether?—The persons to be displaced were 3,669, of whom 1,133 occupied the area to the east of the railway.

3053. And the rest on the other side?—Yes, and the rest on the other side. The Peabody Trust have erected on the land east of the railway dwellings estimated to accommodate 1,381 persons.

3054. Then that is more than there were upon the land before?—Yes, nearly 240 more.

3055. In your opinion, are those people accommodated in every way sufficient for the purposes of health?—Clearly.

3056. Will you confine your observations to the part of the scheme which is on the side of the railway which the Peabody Trustees have bought; as you held a local inquiry, you have had the power of judging a good deal of the class of people living there at the time; what class were they?—They were a very poor class indeed; the women were engaged in sack-making, and the men were dock labourers, and there were prostitutes as well living in that area. It was one of the worst sites of any locality that I have been in.

3057. Did you go into the question of the amount they were paying for their houses?—I went into the question of rental, and I found that the average of the lot was 2 s. per room.

3058. And what sort of rooms were they; what size?—They varied; some of them were about 10 feet by 8 feet; they were small rooms.

3059. What height?—They were 6 feet 6,

Chairman—continued.

6 feet 9, and 7 feet. The sanitary arrangements were utterly deficient.

3060. In what way?—As a rule there were closets in the open courts, used in common by a large number of houses.

3061. Were the houses very old?—Very old; they were about the same age as those which you saw on the other side.

3062. In your opinion, could that area have been dealt with in any other way than by making a clean sweep of the whole site?—Certainly not; that is clearly my opinion.

3063. Will you tell the Committee what steps you took when you held the local inquiry?—In the first place, I advertised the day of the inquiry in a local paper, and also in the "Times"; it was advertised three times. I also had bills posted at the office of the Board of Works, and sent to every one of the persons objecting to the scheme; the names of those persons I obtained from the Metropolitan Board of Works.

3064. How many were there who objected to that scheme?—My impression is that there were about 20; not more.

3065. Were they owners of property, or tenants?—They were owners of property, some of them, and in some cases the tenants.

3066. Then you held your inquiry?—Then I attended on the site, and went through the whole of it, in order to make myself thoroughly acquainted with the nature of the houses upon which I was called to hold the inquiry.

3067. When did you hold your inquiry?—I held my inquiry upon the 21st of April.

3068. Where?—At the Board-room of the Whitechapel Board of Works, in Great Alie-street.

3069. Is that far from the site?—No, it is close to the site.

3070. How many people came before you?—There was a large attendance as to the general public, but the persons who objected were not so many. The London and St. Katharine's Dock Company was represented principally in reference to the railway. They were represented by Mr. Hacon, and Mr. Shaw represented the Great Eastern Railway Company.

3071. The railway is a peculiar matter which we need not trouble ourselves about?—The Blackwall Railways were represented.

Sir Henry Holland.

3072. Did the railway companies object?—They wanted a modification in the scheme, to obtain a 20-foot roadway; the owners of the property in Alma-place objected.

Chairman.

3073. Was that one of the areas which you had advised to be included in the original scheme?—Yes; but at the time of the local inquiry, they appeared to show that the new scheme would interfere with their property, because it was proposed at that time to retain Alma-place.

3074. The new buildings put up would interfere with their property?—Yes.

3075. That is to say, with their light and air?—Yes, and Mr. Outhwaite also attended as owner

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Mr. NICHOLS.

[Continued.]

Chairman—continued.

owner of property in Providence-place, making some objection.

3076. That is another of the places not included, is it not?—Yes; the surveyor of the lord of the manor of Stepney attended, but he took no exception, and the manager of the Derby-street School attended; that was in Providence-place, and he took an exception.

3077. That school has been left?—Yes.

3078. Who else objected?—They were the only persons that objected.

3079. Did none of the owners of the property that was to be taken object?—None of them objected.

3080. Nor the tenants?—Nor the tenants.

3081. How long did your inquiry last?—It extended throughout the day.

3082. Was it finished in one day?—Yes, that inquiry was finished in one day.

3083. After that, did you make your report?—After that I inspected the area with reference to the local objections, and then made my report.

3084. Were there any more objections to the part on the other side of the railway?—No, not to the east of the railway.

3085. Then that was all you had to do with it?—Yes, that is all, excepting as to the preparation of the tables for a Provisional Order.

3086. That was when the scheme was eventually altered?—Yes.

3087. When the scheme was eventually altered, after being bought by the Peabody Trustees?—No, in the Provisional Order, I prepared the tables.

3088. You had better hand in the Provisional Order?—(*The same was delivered in*).

3089. Had you anything to do with the arbitrator afterwards?—No.

3090. You did not appear before him afterwards in any way?—No.

3091. I suppose we may take that as a sample of what happened in all the other cases?—There was very little difference, indeed; in some cases there was a great amount of local objection, but it was only a question of obtaining a better price for their land; no objection was taken to the scheme itself; they did not say that any one of the schemes was unnecessary.

3092. Not even on the part of the vestries?—No; the vestries in all cases supported the schemes.

3093. Did you find in any of the places that the neighbouring shopkeepers objected?—They did not appear before me to object.

3094. I should like to call your attention to the second sub-section of the 19th clause of the Act of 1875, the 38th & 39th Victoria, chapter 36: "Whenever the compensation payable in respect of any lands, or of any interests in any lands proposed to be taken compulsorily, in pursuance of this Act, requires to be assessed, the estimate of the value of such lands or interests shall be based upon the fair market value, as estimated at the time of the valuation being made of such lands, and of the several interests in such lands, due regard being had to the nature and then condition of the property, and the probable duration of the buildings in their existing state, and

O.105.

Chairman—continued.

to the state of repair thereof, and all circumstances affecting such value, without any additional allowance in respect of the compulsory purchase of an area, or of any part of an area in respect of which an official representation has been made, or of any lands which in the opinion of the arbitrator, have been included in a scheme as falling under the description of property named in the third section of this Act;" that is intended without any additional allowance, to do away with the customary 10 per cent?—That is the intention.

2095. Has that intention been followed out?—In the scheme it was clearly marked what was included in the unhealthy area, and what was included as neighbouring lands.

3096. So that it was clear, according to the scheme as presented, that there was part which ought to have fallen within these words, and part which ought not?—Yes; and that I may add will cause the greatest question at the local inquiries. The owners of property wish to be excluded from the unhealthy area.

3097. You had to deal with that question?—They brought it before me over and over again, to endeavour to get their houses excluded from the unhealthy area.

3098. In order that they might get more compensation?—In order that they might get the extra 10 per cent.

3099. Have you ever allowed it?—In some cases where it was on the outside.

3100. You have allowed it so that they might get the extra 10 per cent.?—Yes, but in very few cases.

3101. I see the Act of 1879 goes further than that; the third section of that Act says, "if the arbitrator is satisfied that from either of such causes as aforesaid such house or premises was, at such dates as aforesaid, or either of them, a nuisance as aforesaid, he shall then determine what would have been the value of such house or premises, supposing the nuisance to have been abated, and what would have been the expense of abating the nuisance; and the amount of compensation payable in respect of such house or premises shall be an amount equal to the estimated value of the house or premises after the nuisance was abated, and after deducting the estimated expense of abating the nuisance." That would diminish the compensation to be paid, would it not?—It would diminish the compensation, decidedly, by the amount which the necessary repairs would have cost.

3102. But then there would be a difficulty in finding out whether it was such a house as was a nuisance?—That is one of the great difficulties that have been found in dealing with the Act of 1868.

3103. Do you see any objection to giving the local authority that has the power of carrying out the schemes the same power to shut up any house which is unfit for human habitation, included in the area, that they would have under Mr. Torrens's Act?—No; I think it would be a most valuable thing that they should have it.

3104. Before they went to an arbitrator at all they should have the power of closing any particular house which, in the opinion of some constituted

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Mr. NICHOLS.

[Continued.]

Chairman—continued.

stituted authority, should appear to be unfit for human habitation?—Yes, I think so.

3105. And that would still further diminish the compensation to be given, would it not?—The effect would be, that only the land then would be paid for, which I think should be the case.

3106. Now take this area where the Peabody-buildings are built, to the west of the railway, could you give the Committee any notion, or have you formed any opinion as to how many houses within that area might have been actually closed, supposing the local authority had had the power to close them?—No, I cannot; I can only speak from memory.

3107. There were some houses which they might have closed?—There were some houses that they might have closed.

3108. And some, I suppose, that they might not?—Yes, some.

3109. Could you suggest any improvement upon the Acts of 1878 and 1879 for their more efficient working?—As to the schemes already dealt with, my impression is that the Act is admirably adapted for the purpose of improving the areas of these large schemes.

3110. It is stated that more compensation has been given than ought to have been given; can you suggest any improvement in the Acts?—As to the mode of arbitration, I think that that might be altered.

3111. What, in your opinion, would simplify and cheapen the working of the Act?—I should do away with the preliminary award altogether. If the Metropolitan Board of Works and the claimant are unable to agree, then that they should elect either to go to a jury direct, or to accept the award of the arbitrator as final.

3112. Do you think that that would shorten and cheapen the procedure?—I think that it would shorten and cheapen the procedure decidedly; I think it would induce a great many to make agreements beforehand; at present they have three chances.

3113. Just tell the Committee, shortly, after you have made your Report to the Home Office as to the scheme, what is the general plan of proceeding?—The Home Office, I believe, appoints an arbitrator, and he gives notice that the claims should be sent up to him by a certain date. He then, as I understand, examines the claims, and makes a preliminary award, without taking any evidence; that preliminary award is published. It only refers to such claims as are in dispute, it does not extend to the whole area, because many cases are settled by the Metropolitan Board of Works; then it is optional for the claimant on the one hand, and the local authority on the other hand, to accept or reject the amounts awarded in the preliminary award.

3114. Supposing an objection is taken, what occurs?—They then go before an arbitrator with witnesses and counsel, and give evidence in support of their claims; the arbitrator then makes a final award. If objection is taken by either party to the final award, they can then go to the jury.

3115. Do you know how many objections were

Chairman—continued.

taken to the preliminary award?—That I do not know, I had nothing to do with it.

3116. What scheme would you suggest in order to simplify it, after you have made your report to the Home Office?—I should simplify it in this way; I think the appointment of a standing arbitrator by the Government would be of great value. I am speaking now in lieu of the ordinary appointment under the Lands Clauses Act, where each party has the appointment of an arbitrator, and umpire.

3117. The scheme of 1865 is known as the Irish Lands Clauses Act?—Yes.

3118. And you still hold to the appointment of a standing arbitrator by the Government?—Yes, I think it shortens the inquiry, and there is uniformity of practice in consequence.

3119. What would be the means which you would propose to be adopted?—When the Metropolitan Board of Works have failed to agree, and the claim is left to be settled, the claimant or the Metropolitan Board of Works should elect to go to the arbitrator appointed by the Government, whose award should be absolutely final, or they should elect to go to the jury at once.

3120. Who would hold the trial when there was a jury?—As in the School Board cases, the sheriff.

3121. You have taken the School Board scheme as your model?—I should adopt the School Board scheme; I believe it works perfectly well.

3122. Do you think it would be advisable that the local authority, the Metropolitan Board of Works, or the City, in dealing with these schemes, should have power for taking land by agreement, in other places, so that they might build more convenient houses, and sell the sites that had been cleared, at greater advantage than they can do at the present moment?—Decidedly, I would give them compulsory powers to acquire land.

3123. Would you give the Metropolitan Board of Works power to take compulsorily property for the purpose of building houses to supply the wants of the people that have been driven out of these places?—I would.

3124. Do you think that if they had this power they would be able to get land cheaper, and in more convenient places, than they can at present?—I think it would cheapen the schemes also, and for this reason; that under the Act of 1875 they were compelled to accommodate the same number of persons displaced on the area under the improvement scheme; the effect of it was, that in many cases they had to take a large amount of neighbouring lands to provide that accommodation, and to provide the approaches.

3125. Did that add to the expense?—No doubt. Supposing they had power given to them, looking to the future, the effect would be this, that in many cases they would be able to wipe out the infected places, and to limit their schemes very considerably.

3126. So as not to take more than necessary?—Yes, so as not to take more than necessary. If I may be permitted to refer to the Little Coram-street scheme as an example of what I mean, on the west side of Little Coram-street was property belonging to the Duke of Bedford; the

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the houses abutting upon that street in themselves were in good order, and in a fair sanitary condition, but they were rendered unhealthy and unfit for human habitation, because in the courts or yards at the back had been built up a lot of shanties, cottages; the Duke, with the consent of the Home Office, has swept away the small cottages in the rear, and the consequence is that we find the houses are perfectly good for habitation; they have every sanitary convenience that can be required.

3127. The expense was not incurred by the local authority?—No, the expense was not incurred by the local authority, but by the Duke, who has provided a piece of land in the locality for housing the persons he has displaced by the improvement.

3128. That was done with the consent of the Home Office under the present Acts?—Yes.

3129. So that there is that power where it is done by agreement?—There you had one great landowner; but in the other cases to which I refer, you may have a dozen owners.

3130. If you can get land by agreement, there is power to deal with any number of landowners?—Yes.

3131. But you would go further and make it compulsory in certain instances?—Yes.

3132. Would not the owners of the property object to that?—I should give the same power as under the School Board; the Artizans' and Labourers' Dwellings Act is quite as important.

3133. You would give the Metropolitan Board of Works or the City the same power for taking land that the School Board have for building schools, and for the purpose of getting rid of these houses, and building elsewhere, in order to house the inhabitants?—Yes; it would do away with the great difficulty of the Act with regard to housing the people.

3134. Under the Act of 1879, the Secretary of State has power to dispense with housing the whole population?—Yes; but it is a most difficult thing, considering the number that will be displaced, to know what to do with them.

3135. So that you still think it necessary that there should be this compulsory power?—I think so.

3136. Then when the Metropolitan Board of Works, under your suggestion, have got hold of these new places, would you enable them or compel them to build themselves?—If after a certain number of years they found a difficulty, or did not obtain a tenant for the land, I should compel them to build.

3137. And to be the landlords of these properties?—To be the landlords of the properties for the time. They might have the power of disposing of them after a certain number of years, and that power has been given by the Act.

3138. Can you give the Committee any idea of how much a foot any company or any body of people could afford to pay in order to build these houses?—It was given before me in evidence that they could afford to pay 6 *d.* a foot.

3139. And build proper houses for the working classes?—And build proper houses for the

Chairman—continued.

working classes, by which they would obtain 5 per cent. for their outlay.

3140. After laying by ample for repairs?—Yes, it was given before me in evidence in one of the earlier schemes.

3141. Do you think that they could afford to pay 6 *d.* a foot?—I think not.

3142. How much do you think they could afford to pay?—If they took the whole area, it is my opinion that they cannot afford to pay much more than 3 *d.* a foot, which is in fact 6 *d.* over the blocks, because, as nearly as possible, the buildings and open spaces are equal.

3143. Do you think by taking land compulsorily anywhere in a convenient place, they would be able, before an arbitrator, to get it at 3 *d.* a foot?—No, I do not.

3144. Then, when they have got it, do you think that they would not be able to make it pay?—No; and it would reduce the cost of their scheme; my idea is this, assuming them to be permitted to purchase land at a cheaper rate, they might be able to get it at from 3 *d.* to 4 *d.* a foot, but then they would have land probably included in a scheme which would have a commercial value.

3145. They would lay out the original scheme to the best commercial value they could, so as to fully recoup themselves?—Exactly.

3146. It is the fact, is it not, that the Metropolitan Board of Works, in some of the schemes, at all events, have laid out a great deal of money in what may be termed street improvements?—Very large sums.

3147. So that you must not take what it has cost the Metropolitan Board of Works, and put it all to the debit of the Artizans' Dwellings Act, because they have added to street improvements largely at the same time?—It is street improvement combined with the improvement of the dwellings of the labouring classes.

3148. Can you give any scheme that is before you, by which the Committee could see what you mean?—Yes, the Goulston-street and Flower and Dean-street scheme.

3149. Have you got that plan here?—Yes (*producing a plan, and explaining it to the Committee*).

3150. Do you see any objection in these new buildings to having shops on the lower floor?—No, I do not.

3151. That would diminish the cost also, would it not?—It would diminish the cost, and, I think, supply a want. At the present time, in these improvements, you have taken away all the small shops, and in lieu of them you have brought together a large mass of the working classes, without any shop accommodation for them.

3152. Where do they go for their marketing?—They go to shops in the immediate neighbourhood.

3153. And there is a proportionate increase in the value of the shops?—Yes.

3154. The shops reap the benefit of it?—Yes, I am interested in a property in the neighbourhood of the Great Wild-street improvement. I know that there we sold at nearly 50 per cent. increase the property near the improvement. They anticipated a large amount of trade to be brought

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brought to them by the housing of 1,700 or 1,800 people.

3155. As far as that limited number of ratepayers are concerned, they ought not to grumble?—The ratepayers will benefit from the increase in value of the adjoining property.

3156. And to a considerable area round?—Yes.

3157. What is the rateable value of the Peabody buildings?—I do not know.

3158. Can you say whether the rateable value of the Peabody buildings upon the west of the railway, would be more than the rateable value of the old houses and streets that were there before?—Considerably more.

3159. You have not gone into the matter, as I understand?—No, I have not.

3160. And the ratepayers, I presume, if the health of the district is improved, will gain considerably in the sanitary improvement of the place?—Yes, and in the improvement of the class of persons they get there.

3161. As to the City of London scheme in Golden-lane that we saw the other day, there is rather more than an acre absolutely vacant, is there not?—Yes; both the Golden-lane area and the Petticoat-square area had been cleared.

3162. With reference to the Golden-lane area, we were told that they had been offered $3\frac{1}{2}d.$ a foot?—Yes.

3163. Some gentleman has written to the Committee to say that he has made an offer of $4d.$; have you heard of that?—I have not heard of it.

3164. In your opinion, ought such an offer as $4d.$ a foot for that area to be taken?—No.

3165. What is it worth?—About $2s.$

3166. Is that for commercial purposes?—Yes, for commercial purposes.

3167. What kind of places would be built upon it?—Warehouses.

3168. Would it be possible to take part of that area for warehouses at $2s.$ a foot, and sell the rest for artisans' dwellings?—I do not think so; I do not think that artisans' dwellings should be built there.

3169. Are you aware that I made an offer to the city, that if they would build some houses elsewhere, upon some land of their own, I would release that area?—Yes.

3170. Do you know why that fell through?—Yes; a deputation of the inhabitants of Petticoat-lane attended before the Corporation, and strongly objected to the land being used for other purposes than for dwellings. They said it would destroy the whole of the shopkeepers.

3171. Then the shopkeepers round do not want these commercial buildings to be erected?—No, they do not want warehouses built like the enormous warehouses adjoining them.

3172. They would have lost their custom, and they objected to that land being given up for commercial purposes, and the people being carried elsewhere?—Yes, they did object; and, on the other hand, they said the site provided was quite unfit for the persons; they were Jews, principally, in Petticoat-lane, and they congregated together.

3173. It was owing to the action of the shop

Chairman—continued.

keepers that the city did not carry out the scheme I suggested?—Yes, entirely.

3174. Do you see any objection to the scheme which I suggested, that the City of London should build upon land of their own within a mile off?—I do not see any objection to that.

3175. You thought that that would have met the intentions of the Acts of 1875 and 1879, did you not?—That was my impression.

3176. It would not have been an evil to the other people who would have been displaced, would it?—Not at all; if they are within easy distance of the larger markets that is all they want.

Mr. Courtney.

3177. You say that you see no objection to having shops upon the ground floor of the new buildings; is that consistent with the plan of building the Peabody dwellings?—No, but by modification of the plan, I think, shops could be put upon the ground floor.

3178. Are not the Peabody buildings now sometimes enclosed within an outer wall?—They are. The Peabody buildings are entirely enclosed, and they have them entirely under their own control, and usually they have an iron railing round them, and that is one of the difficulties which in the first instance made me give the answer.

3179. They would have to alter their plans also?—Entirely; and it would only be adapted for houses on streets.

3180. I suppose, however, the inhabitants of these buildings would make some trade of their own?—You will find it so in Farringdon-road. The Corporation have there erected some model dwellings for the use of the labouring classes, and all the ground floors, in all cases, are used for shops.

3181. Are there some such in King's-road, Chelsea, also?—Yes, in King's-road, Chelsea, there are some, but I have no knowledge of them.

3182. But the plan of supervision of the inhabitants, and the control of their incoming and outgoing, would have to be changed altogether by the Peabody trustees, would it not?—Decidedly.

3183. It is within their discretion to make such a change as that, is it not?—I cannot answer that.

3184. With respect to the suggestion of getting a second area to which the inhabitants of the area included in the improvement scheme might be removed, are you prepared to recommend an unlimited power to the Metropolitan Board of Works to obtain areas?—I think it should be dealt with in this way, that at the local inquiry the Metropolitan Board of Works, upon the scheme under consideration, should be able to give evidence that they were possessed of an area fitted to house the people to be displaced by the scheme, in whole or in part.

3185. They must be possessed of an area before proceeding to condemn a district?—Yes, I think it would be well to do so. It would simplify matters, otherwise they must go to the Home Office for their consent.

3186. Would

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3186. Would not that involve giving an entirely new power to the Metropolitan Board of Works?—No doubt it would, but I think that it would be a great advantage.

3187. That is to say, to give them power to obtain areas, because at some future time they may require them for the housing of the people displaced from other unknown areas?—Yes; I see what you mean. There is a difficulty about it, but at the same time that is the only way of dealing with this Act economically, because it would assist you in this way, the Metropolitan Board of Works might schedule three or four, or five, houses.

3188. Would there not be a good deal of expense in obtaining such second area, let alone the difficulty of obtaining the sanction of Parliament to an Act of that kind?—I think it would, on the whole, cheapen the working of the Act.

3189. Would you not have to provide buildings upon that area to accommodate the inhabitants already upon it, as well as those that you propose to bring upon it?—The inhabitants already upon it might not be of the working class.

3190. You would leave them then to shift for themselves?—Yes.

3191. Then you would have to compensate them for turning out, would you not?—It will be a question for the Metropolitan Board of Works to determine whether there would be any economy in that mode of proceeding. At the present time the great objection to the working of the Act is that they are compelled to take a larger amount of property in many cases, more lands, than they require, for which they have to pay large sums in compensation; the only way in which you can reduce it is to give them the power of acquiring land in some other localities to enable them to limit their schemes.

3192. I suppose you would require some conditions to be fulfilled as to the second area, that it should be within a certain accessible distance of the old one?—I suggest that that should form a portion of the local inquiry in order that the officer appointed by the Home Office should be able to report whether, in his opinion, the locality suggested was fitted to house the person to be displaced by the schemes.

3193. Let us see how it would work out; you propose that the second area should be obtained first?—Yes.

3194. Because in proposing an improvement scheme you would be able to put forward the second area as one calculated to receive the displaced inhabitants?—Yes.

3195. Supposing that the Metropolitan Board of Works had under consideration an area of an insanitary character, they must first of all search about within a given radius for land upon which to put the displaced persons before attacking the condemned area?—That is not entirely my idea with reference to it. At the present time there are a large number of insanitary areas included under these Acts from which a vast number of persons are to be displaced. I would give them the power of acquiring lands outside the area for the purpose of accommodating these people.

3196. That is in respect of schemes already
O 105.

Mr. Courtney—continued.

approved, but I thought I understood you to say that in respect of future action you would give power to the Metropolitan Board of Works to provide vacant land to which the displaced inhabitants could be removed, so that part of their scheme should not be the rebuilding of artizans' dwellings upon the condemned area, but the removal of the artizans to this new area already built upon?—If it was an advantage in a money point of view to do so, I should give them the power, that is, if they could use the area to be taken for commercial purposes.

3197. That would be, of course, the motive for the proceeding?—Yes.

3198. I want to follow up the mode of operation; before proceeding, we will say with the Whitechapel Improvement, where the condemned land would be valuable for commercial purposes, the Metropolitan Board of Works must search out, within a certain radius, land suitable for the building of artizans' dwellings?—Yes.

3199. And they must do it in some uncertainty as to whether that land would be, after all, accepted?—There would be a certain amount of uncertainty, no doubt.

3200. It does not, on the face of it, look a very imposing or economical scheme?—I do not see why you might not treat it the same as the School Board. They obtain an order for the purpose of acquiring lands, and they have to show that those lands are suited for the purpose.

3201. But here—the Metropolitan Board of Works would be going in the air, as it were; they would come before the Home Secretary, or some other authority, saying, we want authority to buy these lands scheduled, because we have got it in contemplation, at some future time, to pull down houses elsewhere?—The impression that I had formed was this; I am not looking at the scheme in the future, but I am looking at the practicability of the schemes that have already obtained the sanction of Parliament, and the saving of expense in working them out.

3202. But we also look forward to the survival of this Act, do we not?—Yes, no doubt. One of the great difficulties in working the Act is housing the persons displaced. At the present time the Metropolitan Board of Works, to some extent, are hung up, in not being permitted to clear the land. If they had land outside the scheme on which houses could be built, or were built, that would house these people, they could then at once clear the land, because they would be able to show that accommodation had been provided. I have thought a good deal of it, and there is great difficulty about it. I have seen all the difficulties, and I say I think something may be done with it; but I have not been able to mature a scheme.

3203. Supposing you direct your attention to the area which we visited south of the London Docks, No. 5, marked in red, between the London Docks and the river, that is inhabited to a considerable extent by stevedores, is it not?—Yes.

3204. And they must be near their work, must they not?—Yes.

3205. Could you point to any area within a reasonable distance of that area where land
could

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could be acquired to build houses for some of the people displaced?—No, I do not know that neighbourhood sufficiently well to give an answer as to that.

3206. Is not that one of the areas to which your propositions would specially apply?—My propositions would apply to it, for I should leave the larger number of buildings up. With a slight modification, I think they would be rendered quite fit for habitation.

3207. In answer to the Right honourable Chairman you said there was a deal of effort made to get part of the houses, included in any scheme, exempted from it, as not being condemned on sanitary grounds, in order to obtain the additional 10 per cent. compensation?—Yes.

3208. Have you considered whether that 10 per cent. additional compensation could be obtained by the owners of any houses within the area of the scheme, even if those areas were not insanitary?—According to my reading of the Act, I should say that all the persons included in the unhealthy area would not be entitled to 10 per cent.

3209. Even though their houses were not unhealthy?—Yes, I think they suffer by the surroundings.

3210. Then what is it that these persons wish to escape from?—They endeavoured to show that inasmuch as their own houses are not in an insanitary condition, they should be excluded from the scheme; that has been an attempt always made before me. In other cases they endeavour to show that they have been taken, not as being in the unhealthy area, but as necessary for the completion of the scheme.

3211. With respect to the second class; would not it be enough to say that the Act prevents their having 10 per cent. additional compensation?—I think it would; but in all cases every local objection, or every objection taken before me, was brought before the Home Office in my report.

3212. Do you know what view was taken by the arbitrator?—No; I have no knowledge of the proceedings of the arbitrator.

3213. As to the second sub-section of Section 19 of the Act of 1875, you are clear that an additional allowance is not to be made for compulsory purchase of any part of the area included in the scheme?—An unhealthy area?

3214. Any part of the area included in the scheme?—The unhealthy area included within the scheme.

3215. You think that, for the healthy area included within the scheme, the additional compensation may be claimed?—I think it follows from the second sub-section.

3216. The second sub-section says: "Without any additional allowance in respect of the compulsory purchase of an area, or of any part of an area, in respect of which an official representation has been made, or of any lands which, in the opinion of the arbitrator, have been included in a scheme as falling under the description of property named in the third section of this Act"; it is clear from that, that no additional allowance could be claimed in respect to the area, for which an official representation has been made, or for the lands included in the third section?—Yes.

3217. Looking back to the third section, it contemplates a scheme, including not only

Mr. Courtney—continued.

houses which are uninhabitable or insanitary, but houses pulled down in order to give light and air to the other part?—No doubt; but I think the houses included in the schemes are under the fifth section, on which the 10 per cent. has been allowed, including any neighbouring lands; "it may exclude any part of the area in respect of which an official representation is made, or include any neighbouring lands"; it is the neighbouring lands on which the 10 per cent. has been allowed.

3218. That is to say, the scheme may go beyond the area included in the official representation?—Yes.

3219. But the area included within the official representation might have been drawn widely enough to include the neighbouring lands also, if you are right as to Section 3?—Yes, it might have been so; but the medical officers of health would have to prove that the area included by them in their official representation is an area suffering from the evils they complain of.

3220. They are also to show, "that the evils connected with such houses, courts, or alleys, and the sanitary defects in such area, cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within such area," so that their schemes extend to that necessary re-construction?—I do not think it would fairly apply to the taking of houses abutting upon the streets which in themselves are in a perfectly sanitary condition.

3221. It is a question of law, and of some difficulty?—Yes. The part coloured blue in this plan (*producing a plan*), is abutting upon Middlesex-street, and those houses have to be taken for the improvement; it would not have been fair to include those houses in the unhealthy area.

Sir James M'Garel-Hogg.

3222. Then they get the 10 per cent. extra?—Yes.

Sir Henry Holland.

3223. Under the words "and that the evils connected with such houses, courts, and alleys, and the sanitary defects in that area cannot be effectually remedied otherwise than by an improvement scheme," you could take houses in good sanitary condition; I do not say whether it is right or wrong, but it is so?—There would be a great fight over the question whether any other means could be adopted for the purpose.

3224. I quite understand the difficulty you have pointed out, of making shops in the Peabody buildings, because of the necessary alterations in the rules; but would it not be, in your opinion, an advantage to have the lower floor of the Peabody buildings, or buildings of a like kind, arranged so that small businesses, without shops, might be carried on there, for instance, to enable sack-making, boot-closing, and small tailoring to be carried on?—I think it would be a very great advantage. I do not think the sack-makers are persons which the Peabody trustees would admit into their buildings.

3225. Owing to the character of the people?—Yes.

3226. Is it not probable that the character of the sack-makers is somewhat owing to the filthy state

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state of the houses in which they are now living?—I think more than probable.

3227. And, therefore, if they got into the Peabody buildings, and could carry on their business there, they would be improved, and become fairly respectable?—They might.

3228. Is it not probable that, by giving them a better class of lodging, you could improve these people?—We hope so; it is by giving them a better class of lodging we hope to improve all of them.

3229. May I take it that you, from your experience, would not object to seeing in these large blocks of buildings accommodation upon the lower floor for carrying on small businesses of that kind?—That is the view I have formed. I have the management of a large estate in the immediate neighbourhood of Flower and Dean-street, and that is my scheme, that the ground floor shall be devoted to small shops, and the upper portions for housing persons of the working class.

3230. You say you did not appear before the arbitrator with reference to these schemes, two and three; can you tell the Committee who was the arbitrator; was it Sir Henry Hunt, or Mr. Rodwell?—Sir Henry Hunt was the arbitrator.

3231. Do you know what amount of compensation was awarded by the arbitrator?—I do not.

3232. You have suggested that the Metropolitan Board of Works should have power given them to close houses, before going to the arbitrator, and I understand your reason for making the suggestion is, that the compensation would be diminished?—Yes.

3233. What would be the actual effect of closing the houses, as regards the owners' claim for compensation?—They would not be able to claim on profit rental. At the present time they show that on these houses they are obtaining a profit rental of so much, and that they have a lease of so many years; that is capitalised, and it is upon that, I believe, that the award is made.

3234. When would you give the power to the Metropolitan Board of Works to close; at what stage of the proceedings?—They must obtain the same power as under the Act of 1868, and its amendments.

3235. Should they have power to close directly the official representation has been made, or when the improvement scheme has been put into the hands of the surveyor, or at what time?—The powers given to them should be in the first instance, I think.

3236. Supposing that the owner of a house was to come forward and say: "This house has been in a bad state, but rather than have it closed I am prepared to put it into a good state of repair"; how should you meet his claim to put it into a good state of repair?—I do not think it could be met; you would be in precisely the same position as you are under the Act of 1868.

3237. You mean to say, that he might repair it?—Yes; if he could show that, by executing certain repairs, he could put the house in a fair sanitary condition.

3238. The evidence we have had shows that, in point of fact, the money that is expended in putting a house in repair, is often really wasted, 0.105.

Sir Henry Holland—continued.

and that the house soon falls out of repair again; but is it not probable that the owner, with the view of placing himself in a better position before the arbitrator, would come forward and say, "I will put it in a fit state of repair," and would open the house again?—I think it very probable that he would.

3239. Therefore, in many cases you would feel, would you not, that if the power was given to the Metropolitan Board of Works, it would be practically inoperative?—I do not think it would be altogether; I see no harm in it, and I think there would be a considerable gain.

3240. I see no harm in it, but I want to see how far it is likely to be a gain; you have stated that the Acts of 1875 and 1879 are admirably adapted for larger schemes; can you make any suggestion by which these Acts could be adapted to smaller schemes?—The suggestion I have made is the acquisition of land outside the scheme.

3241. That scheme was intended by you to accomplish that object?—Yes; the difficulty under the Act is to provide proper accommodation upon the same site for the persons displaced.

3242. You have told us that you would wish to see some change in reference to appeal, and that parties have now three chances; are you aware that they can only appeal to a jury when the compensation is over 500*l.*?—Yes, I am aware of that.

3243. Are those cases many in number, in such places as we are now dealing with, Nos. 2 and 3?—The landowners' claims would be very much in excess of that amount.

3244. There would be a great many cases, you think, where the claims would be in excess of that amount?—Yes.

3245. As a matter of fact, have many persons resorted to juries?—In the later schemes resort has been had to juries, both in the City of London and also in the district of the Metropolitan Board of Works.

3246. Are you able to tell the Committee, from your own knowledge, what has been the result of an appeal to juries, whether, in fact, the juries have awarded more or less?—I have no positive knowledge upon that point; I can only give you my impression from reading.

3247. As regards persons having houses in a good state of repair, but within the area which is reported upon, there you will agree, will you not, that they should be entitled to have 10 per cent.; whether they are strictly entitled to it under the Act or not is a legal question; but you would agree that persons having good houses which it is necessary to remove, for the purpose of giving effect to the Act, should have their 10 per cent.?—Yes, assuming the house was in a good state of repair I should report that the house was in a sanitary condition but was enclosed in an insanitary area.

3248. In case the house is in a good state of repair, but surrounded by bad houses, would you give the owner the 10 per cent.?—Certainly not.

3249. But it is only his misfortune in having a good house in a bad district?—Yes, he is suffering from his neighbours.

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3250. But if he has taken the trouble to put his house in good repair, ought he not to be compensated?—The Act does not give compensation.

3251. Putting aside the legal question, would you not think that a person who acts the part of a good landlord, and puts his house in good repair, should have the 10 per cent.?—The equity of the thing would give him the 10 per cent.; no doubt it is a great hardship.

3252. I put aside the question as to whether he is entitled to it under the Act?—Then I think he should have it.

3253. One more question with respect to this compulsory power that the Metropolitan Board of Works are to take; you say you would give them the same power as the School Board have now?—Yes.

3254. But there would be less opposition, would there not, on the part of those whose land is to be taken for schools than on the part of those who are to have thieves and prostitutes put upon them?—I do not think there would be many thieves or prostitutes placed in these new buildings.

3255. You are now suggesting that the Metropolitan Board of Works should have compulsory powers to buy areas of land on which to place the population displaced from the areas in the schemes sanctioned under the Act?—Yes.

3256. A great part of that population is very bad, is it not?—Yes.

3257. Would there not be very considerable opposition on the part of owners of land to having this class of population placed upon them?—I think you will find in practice that not one-tenth of the persons at present occupying sites will find their way into the new buildings.

3258. You mean into new buildings on the adjoining area?—Yes.

3259. Or upon any area, a mile or two off, that you propose might be bought?—Yes.

3260. In that case, is it worth giving the compulsory powers?—Yes; I think so, for this reason, that the new buildings would provide accommodation for persons living in the neighbourhood of a better class than the persons displaced; they will move into the new buildings, and by that means provide accommodation for the persons displaced; you are raising the surroundings of the people, but the people displaced will never find their way into the new buildings.

3261. You have told the Committee that the value of house property has considerably improved round Wild-street, owing to the immigration into it of this displaced population?—The anticipated immigration.

3262. Is it not possible that this anticipated immigration will be sufficient to render this other part within a very short time an unhealthy area. Did I not understand you to say that the property near Wild-street, owing to the anticipated immigration, was raised considerably in value?—Yes.

3263. Have not the owners of that property to consider that this very immigration may soon render their property an unhealthy area?—No;

Sir Henry Holland—continued.

the effect is this: the shopkeepers in the immediate neighbourhood of Wild-street are looking forward to a large number of persons being brought into the Peabody Buildings who will become their customers, and they have anticipated it, in fact they have discounted it already; the rentals of the houses have increased from 55*l.* to 75*l.* a year.

3264. Then I misunderstood your observation; it is not that the rentals have increased in the property round, because it is expected that population will immigrate into that district from the cleared area, but because it is expected that the Peabody Buildings will be built, and that the inhabitants of Peabody Buildings will create a considerable amount of trade?—Yes, and I may add that the Peabody trustees have taken down a large number of small shops next Drury-lane and next Princes-street.

Mr. Brodrick.

3265. You said, in answer to the honourable Member for Midhurst, that not one-tenth of the population at present upon the area would go into the new buildings; do you know, in the case of these very Peabody Buildings, what proportion has gone in?—Inasmuch as buildings for the accommodation of 1,300 people only have been erected, I cannot give you that information; only one block of buildings has been erected at present.

3266. Do you know where the 1,143 persons who were displaced went to?—No.

3267. What wages were they earning?—The dock labourers earn about 2*s.* 6*d.* a day; that is, the casual labourer; the men who attend about the docks earn 2*s.* 6*d.* a day.

3268. And the women are engaged in sack making, I think you said?—Yes.

3269. What do they make at that?—I do not know, but their wages are very small.

3270. Is it possible for these men to pay an extra rental of from 2*s.* to 3*s.* upon going into the Peabody Buildings?—They cannot pay 3*s.* a week upon their earnings.

3271. Your opinion is, that the Peabody Buildings are of no use to that class, or of very little use to that class, but only to a higher class?—Yes, that is my opinion, decidedly.

3272. And, practically, unless rooms can be let at rather less, and some arrangement made for carrying on business, as was suggested just now, they could not be really occupied by the class that is displaced?—They will not. You may take it as certain that they will not be occupied by the persons displaced, or with very few exceptions indeed.

3273. Could you tell the Committee what compensation has been given to the tenants displaced?—I have no knowledge whatever.

3274. We were told the other day the total expenditure of the Metropolitan Board of Works, and we had it divided up into money actually spent upon dwellings, and we were told that a good deal had gone in street improvements; can you give us any idea of the proportion?—I cannot tell you that.

3275. You

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[Continued.]

Mr. Cropper.

3275. You spoke of area No. 5, which this Committee went to see down by the docks, comprising $3\frac{1}{4}$ acres; you said that if you are to deal with it you would not propose to pull it all down, but you would improve the houses with the view of accommodating the same people as there are now?—Yes.

3276. In doing that should you turn the people out, or would the houses be restored, the people remaining in them?—The greater portion must be turned out, because you must pull down part to supply sufficient air at the backs of the houses.

3277. Do all those houses belong to one landlord?—I think not; but I do not know at all who they belong to.

3278. Supposing you have to do that, how could it be done; because it does seem to me a very important thing if it could be done at much less expense, and very much to the benefit of the people?—The only way I see of dealing with that is this: a scheme must be considered in detail, and a competent person should say, that if certain things were done, then certain houses which are now unhealthy will be fitted for occupation. I should schedule the whole of those houses, and then the Metropolitan Board of Works should have the power of selling back to the original owners if they thought fit, or otherwise deal with them.

3279. If I understand you rightly, you are not proposing to make the present holders improve, but you propose to buy the land, and improve the property?—I do not think it is possible for the owners to do so. There may be a certain number of houses in a good condition, and there may be others that have to be entirely cleared away. To place these houses in a sanitary condition, you cannot call upon these owners to clear the houses off their land, and say, "You shall do that for the benefit of the general public, without compensation."

3280. Then we get back, do we not, to the old plan. I was struck by your saying that this block might be worked in another way by improving the houses, instead of entirely removing them?—Yes, that is so.

3281. But then that would only take half the number of the people in the area, would it?—That is the difficulty; that is why I said if the Metropolitan Board of Works had power to acquire lands outside the area, it would give them power of dealing with some of the schemes in the mode I suggested.

3282. You seem rather to go back from what was your idea, namely to restore it as it originally stood?—I do not think it is possible.

3283. With regard to the Peabody Buildings, in each building there is one office, and one man whose duty it is to see that the other men do their duty; is not that so?—Yes.

3284. Supposing this block is made perfect, you would have no one there, to see that they did their duty, would you?—No.

3885. And would it not fall back into what it was before?—Yes; the only chance is that if you place this in a better sanitary condition, you may get a better class of inhabitants. I have tried building model houses, and I admit I have

0.105.

Mr. Cropper—continued.

failed for want of proper supervision; it is the greatest difficulty I have to contend with.

3286. Therefore, one advantage of these blocks of houses, such as the Waterlow Houses, or the Peabody Houses, is that positively the tenants are put under tutelage, and people are looking after them, and keeping them in good order?—That is a great advantage.

Sir Matthew Ridley.

3287. You mentioned the sack-making trade as one that is not of a very respectable character, being carried on by a very humble class of the population; are they working for any large employer, or do they work, eking out their earnings and making a little money by speculating?—No; they work for large employers; you see the women carrying a number of sacks home.

3288. To the large employers?—Yes.

3289. The material is supplied to them, and they supply the labour?—Yes.

3290. Have you not an idea that the employers have some responsibility in supplying them with proper lodgings?—They have none at present.

3291. It has not occurred to them?—No.

3292. At present they enjoy cheap labour, simply because the people are badly housed?—They are badly housed, from two reasons: first, the wages are extremely small; and secondly, the difficulty of obtaining other accommodation near work is very great.

3293. Are not the wages extremely small because the lodgings are so cheap, and that therefore the labour can be got cheaply?—Probably that would have some effect.

3294. You spoke of one-tenth, but you said that a large proportion of the so-called working classes, displaced by one of these schemes, not only do not go into the improved lodging-houses, but that it is desirable that they should not; you spoke of them as being thieves and prostitutes?—Many of them.

3295. Is it desirable that an Act of Parliament should make it necessary to put up houses for people of that kind?—No, I do not think it is.

3296. That leads me to this, that in the 5th section of the Act it is said that at least as many persons of the working class should be provided for as have been displaced; do you see any way of distinguishing between persons who are the working classes and the great scum of a city like this; why should there be an obligation to count them amongst the number that are to be provided for?—The people exist, and they must be provided with habitations; the intention of the Act was to sweep away these dens, and provide accommodation for the same number of persons, and attract a better class to the new streets, leaving room for those persons to find accommodation elsewhere.

Mr. Torrens.

3297. I understood you to express the opinion that the duty of providing better accommodation on a considerable scale had better devolve upon

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[Continued.]

Mr. *Torrens*—continued.

the Metropolitan Board of Works than upon the local authorities?—Yes, I should give that duty to the local authority, to the Metropolitan Board of Works, or the City, as the case may be.

3298. I understood you preferred imposing the duty upon the Metropolitan Board of Works of purchasing the land in the first place to provide for a considerable number of the persons whom it was intended to displace?—I should give the Metropolitan Board of Works the power if they thought it right to do so.

3299. Would you give that power to the local authority as well?—You now give it to the District Board of Works.

3300. Or the vestries?—The Metropolitan Board of Works would naturally fall back upon the vestries as to lands in their neighbourhoods fitted for the purpose; they are now dependent upon the vestries for their knowledge of unhealthy sites.

3301. Upon whom would you rely for this important duty?—Upon the Metropolitan Board of Works or the City.

3302. Have you considered whether the Metropolitan Board of Works have time and energy to spare for undertaking the reformation of the whole of the metropolis?—I have thought about that.

3303. Do you think they have time enough?—I think they would require a distinct staff for the purpose.

3304. Is that to be delegated to officials?—Yes, under the controlling authority of the Board itself.

3305. Then the Board must superintend it?—Yes.

3306. Have they time for that purpose?—That I cannot say; if it went before the vestries they might advise; it would be the same thing.

3307. Please attend to my question; would you devolve that duty upon the Metropolitan Board of Works?—Yes, I should.

3308. Seeing that the vestry might advise, is saying nothing; the vestry have at present the power to a certain extent under the Act of 1868 amended by the Act of 1869, but as I understand, you prefer to give it to the Metropolitan Board of Works?—I would increase their power under the Act of 1875.

3309. That enlargement would be great, would it not?—It would be very great no doubt.

3310. And would not the discretion they would have to exercise, be very considerable?—Yes.

3311. And with regard to the expense, have you calculated how far the expense which the Metropolitan Board of Works would have to bear, would be increased by their being empowered and directed to purchase land with a view to substitute habitations for the people in every district where it was desirable to transplant them?—My idea is that the expense would be reduced.

3312. The total charge upon the Metropolitan Board of Works would be increased, would it not?—I think not, that is not my impression; my suggestion is made in order to reduce the expense, not increase it.

3313. Do you mean that the Metropolitan

Mr. *Torrens*—continued.

Board of Works would make better bargains for new land, and so on?—I think that the schemes under the Act would be greatly reduced in cost.

3314. Have you informed yourself of what takes place in other large cities in England; is there any municipal authority in England to be compared in extent to that which you propose to create under the Metropolitan Board of Works; take Liverpool for instance, the largest town next to London; the Corporation of Liverpool have the power under the general Act, and also by special acts, to purchase land, to pull down and rebuild, and so forth; what is the proportion that Liverpool bears to the metropolis, as regards inhabitants and area?—I have not gone into that.

3315. Would you be surprised to hear that London is six or seven times the size of Liverpool?—No, I should not.

3316. Then as far as experience goes, we have no experience of any attempt being made of so gigantic a character, as that of the Metropolitan Board of Works undertaking to repair and rebuild the town generally?—You are dealing only with certain areas.

3317. Or rather uncertain areas?—Uncertain areas as regards the land you buy.

3318. There is no limit, is there, as to the areas that would have to be dealt with?—I think there is, I do not think the unhealthy areas are so many that we have to deal with.

3319. But as regards the patches of unhealthy areas, which do not amount to great ghastly areas, are there not a great many of them?—It seems to me that the power of the Metropolitan Board of Works would only be brought in when the power under the Act of 1868 failed.

3320. I thought you proposed to devolve upon them those duties?—No, I would simply increase their power.

3321. You would only give them an appellate power?—I should not attempt to interfere with the Act of 1868 or its amendments.

3322. As regards the displacement of these poor people, take the case of Golden-lane, or Whitechapel, or any other you think most illustrative; I understand that you would have enabled the Metropolitan Board of Works, a vestry failing to do so, to provide at a distance of a mile radius, a sufficient area for new buildings for these people when dispossessed in this central district?—That was the suggestion.

3323. Have you considered, as a man of business, how these people are to earn their bread, supposing they are transported in this way; how would they earn their bread in Islington, or Kingsland, or any of the distant parishes?—So far as the general population are concerned, the moving of them makes very little difference; they are not dependent upon a particular locality. In the inquiry under one of the streets improvements (the western improvement) I considered it was important that the people should remain housed in that locality.

3324. Take Golden-lane and that neighbourhood; do not they live by labour?—Yes; but if you take the City scheme, in which land has been

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[Continued.]

Mr. *Torrens*—continued.

been cleared, hardly any one of the persons live by labour.

3325. How did they live?—Many of them were persons dependent upon the local charities; they were exceedingly old people living in those houses.

3326. Surely you have seen the condition of Whitecross-street, in the middle of the day, or up to a late hour of the night, thronged with a multitude of persons, all busily engaged in one sort or other of small trades?—Yes, costermongers.

3327. They are not people living by charities, are they?—Those costermongers who ply their trade in Whitecross-street do not live in Whitecross-street; so I was informed in evidence.

3328. Where do they live?—In surrounding districts.

3329. How are these people, if transported to Kingsland, or elsewhere, to live; what are they to do for their bread?—A large number of persons there are unskilled workmen; labourers.

3330. My question is, how are they to live; are they to be a charge upon the rates?—No, certainly not; I do not think with the unskilled labourers that you would find that the change of a mile in their dwelling would make any difference.

3331. That is a matter of opinion; in point of fact, how do that dense population live now?—By their labour.

3332. Not by charity?—No.

3333. I refer to the whole district; if their labour, by which they live, is taken from them, and they are transported to the distance of a mile, how are they to live?—I do not think they labour in that district; their labour is outside it.

3334. Do you know, as a matter of fact, how they live?—Many of them are unskilled labourers.

3335. My question is a definite one; I ask, do you know how they live; at first you said they lived by charity?—I said that the people in Golden-lane, in the area which is cleared, a large number of persons did live by charity, that is, in the City scheme.

Chairman.

3336. The general charities are the City charities are they not?—There were certain City charities, and the fact of the charities brought a large number of people together; they were very old people; I am speaking of the City scheme where the land was cleared.

Mr. *Torrens*.

3337. What do you consider the area we are discussing; Whitecross-street is the centre of a great area of a very wide population, is it not?—Seven acres.

3338. How much of that area is vacant at present, and totally destitute of houses?—I have not had any occasion to see.

3339. If I said it was $7\frac{1}{2}$ acres, would you be surprised?—I do not think it can be; there were only seven acres in the scheme.

3340. That was in one scheme?—The Golden-lane scheme was an acre.

0.105.

Mr. *Torrens*—continued.

3341. How much of the land cleared under the City and under the Metropolitan Improvement Act, and under the Golden-lane Improvement Act, by the St. Luke's Vestry, was replaced or replanted by warehouses?—A portion of it under the Streets' Improvement Act has been replaced by warehouses; nothing has been done in either of the other schemes.

3342. But within the margin of the City a large portion has been replaced by warehouses under the Streets' Improvement Act, has it not?—Yes.

3343. Do you know whether the warehouses are let?—No, I do not.

3344. Do you know whether they are used in any way?—I do not know.

3345. With reference to the power which the vestry has at present, would you increase or diminish that power of providing in detail accommodation for the persons whom it was intended to dispossess?—I would increase this power.

3346. Would you increase that power to act by details, or to provide in the first instance for the whole body of the population intended to be dispossessed?—I should rather act by detail.

3347. Have you had an opportunity of following the course of dispossession and repossession by people when they are driven out; what happens when six or seven houses are pulled down to begin with, and six or seven were in the course of a few weeks, and so on?—I do not know.

Mr. *Holland*.

3348. It seems to be generally agreed that the people who are turned out of these unhealthy areas do not occupy the new dwellings?—That is my impression.

3349. That being the case, I suppose the object of supplying new houses for the working classes is that the supply of houses may be kept up, is it not?—The same accommodation provided.

3350. That is the Act, is it not?—Yes.

3351. And the reason of that is, it is supposed that commercial enterprise will not supply these houses?—The difficulty is in obtaining the sites. There are so many interests in the lands that unless you have compulsory power you never would be able to deal with them.

3352. Is it not the fact that commercial enterprise is supplying these houses to a large extent, both in London and the suburbs?—It is.

3353. And that the number of houses supplied by commercial enterprise must always be enormously greater than that supplied, either by the Board of Works, or the vestries under these schemes. The increase of the population of London is about 56,000 a year, and the house accommodation which is supplied, either by improved dwellings, or in any way artificially, must be much smaller than that provided by commercial enterprise?—Yes; but they are a different class of house that is being supplied; not houses for the accommodation of this particular class.

3354. Surely there are houses for the accommodation of the working classes and the artisans?—Yes, but they are a superior class to the persons we are dealing with.

3355. Are they a superior class to the houses supplied

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[Continued.]

Mr. *Holland*—continued.

supplied by the different societies, like the Peabody Buildings and the Sir Sydney Waterlow's Buildings?—Yes, the houses supplied by the Peabody Buildings, and the houses supplied by Sir Sydney Waterlow, are vastly in advance of the demands of the people we are displacing.

3356. They are; but contrast those with the ordinary houses built up by commercial enterprise; generally houses built by commercial enterprise are not so good as those built up by these associations, are they?—They are not so good, strictly speaking, but they meet the requirement of a certain class who object to going into these large blocks of buildings.

3357. When we speak of the necessity for finding rooms for the inhabitants who are displaced, practically that necessity is being met to a large extent by private enterprise, is it not?—It is difficult to answer that question. There is a large increase in the population of London each year, and there are a large number of houses built to meet that want, but if you displace 20,000 people or more, I do not know where you are to find accommodation for them.

3358. Not if you do it suddenly; but suppose the displacement of these inhabitants was gradual, surely the accommodation would be found?—If it were gradual.

3359. With reference to this displacement, it seems also to be admitted that you have to turn the people out before you can possibly build dwellings to put them in; supposing you had an area cleared, and it is let to the Peabody Trustees, and that you turn people out of the area before the dwellings are ready to be inhabited, so that these people have to find accommodation, they have the hardship of being turned out, without any fresh supply of dwellings being found for them?—Yes.

3360. Have you heard that in consequence of that any of the surrounding districts have been so overcrowded as to become unhealthy?—No, I have not; but I know that in the surrounding districts they have to pay a considerable increase in rent.

3361. There is one other point I should like to ask you about; that is, as regards the persons who are transplanted; I suppose what you meant by your answer to the question of the honourable Member for Finsbury was that the persons who are transplanted to other districts are able to find work elsewhere. If a costermonger is removed a mile from the place to which he is in the habit of going, he will find work in the place he goes to?—The question of being a mile from the place where he was before I do not think would affect him; I think he would return.

3362. Do you know whether the Metropolitan Board of Works has put in force the 12th section of the Artizans' Dwellings Act, 1868, and the Amendment Act, 1869; that is to say, that by which the Metropolitan Board is empowered to enforce the Act in consequence of the local authorities failing to do so?—I cannot answer that question.

Mr. *Rankin*.

3363. Can you tell me what should be the cost of building a labourer's house for each family, when you build the houses in blocks?—An estimate was given that it would cost about 70 *l.* per room.

3364. Do you consider that generally speaking

Mr. *Rankin*—continued.

it is cheaper to build in London than in the country, apart from the value of the land?—There is very little difference; on the whole I should think that the cost of labour and materials are rather less than greater in London.

3365. Do you know at all the value of the land in the suburbs of London?—Yes.

3366. About what is it the acre?—It varies so very much; you may buy land at 400 *l.* per acre.

3367. That would be a little under 2 *s.* a yard?—Yes.

3368. Have you any experience of co-operative buildings, that is a building having one laundry, one bakehouse, one kitchen, and so forth?—No.

3369. Do you think they could be built more cheaply than when each of those conveniences were separate for different families?—I should say so.

3370. Do you think that heating a building by hot water, and not having to supply fireplaces and chimneys, would be a cheaper or more expensive plan?—I do not think you would get people to live in them.

3371. That is not quite an answer to my question?—It would be the cheaper in this way, that if it was their only means of heating, it would be cheaper to heat by hot water, than to have fire in each room.

3372. I refer to the expense of putting a hot water apparatus through a large building; is it cheaper or dearer than putting fireplaces and chimneys into each room?—It is dearer; it would cost you more than providing the fireplaces themselves.

3373. Are you quite sure, because my experience is different?—I should say decidedly so, but it is not a question I have gone into; I am speaking merely in answer to your question; I have never considered it or made an estimate one way or the other.

3374. Do you think the people that would probably inhabit these houses, would be at all able to live in a way by which this co-operative system could be carried out; would they consent to live under such circumstances, having a common kitchen, a common bakehouse, a common laundry, and so on?—As to a common kitchen, no; but as to a common bakehouse, or a common laundry, yes, they might be.

3375. Do you consider an outside staircase is also a proper thing to have in these blocks of buildings, for sanitary reasons?—Decidedly, it has its advantages.

3376. I noticed in the Peabody Buildings that the staircase was inside, is that so, generally speaking, in the Peabody Buildings?—Throughout; they have one model.

3377. Do you consider that model a good one on the whole, for sanitary purposes?—I think so; I do not see any objection to it, the flats are exceedingly well arranged.

Mr. *Hastings*.

3378. Following up the honourable Member for Brighton's question, am I to take it as your answer that you think that if the operations of these Acts were confined to merely clearing the ground, and doing away with rookeries, private enterprise could do everything that was required in the way of providing new habitation?—No, that is certainly not my opinion.

3379. You think it would still be necessary, under any circumstances, that public operations under

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[Continued.]

Mr. Hastings—continued.

under these Acts must be put in force to supply buildings for those who have been displaced?—I think a power should be given; at the present time, to some extent, private enterprise has failed to supply the want; there is the land, and it has been waiting some time for persons to take it.

3380. What is your opinion upon that matter; do you think as a fact that buildings should be put up by the local government, or do you think that the dishoused population would be supplied by private enterprise?—We find the population is not supplied by private enterprise; therefore I suggest that the local authorities should have the power to build.

3381. I understood you to say, in answer to the honourable Member for Brighton, that providing the clearances were gradual, you thought that private enterprise would put up a sufficient number of habitations for the dispossessed people?—Yes, that was my answer, that if the clearance was gradual, that probably the accommodation would be provided.

3382. Is that your opinion?—That is my opinion. But then you would have to limit it in this way; supposing you had two or three sites to deal with, upon the clearance of the one site, houses should be erected for the accommodation of the persons upon that site, before another site was cleared.

3383. Still, do you think it would be possible, without the local government intervening, to build habitations for the people who are turned out of these rookeries on the ground that is cleared?—I do not think that it is possible. I would give the local authority the power to build, failing their obtaining tenders from persons to build upon the land.

Sir Henry Holland.

3384. People will not build upon the land except they can build whatever class of building they choose; they will not build for artizans?—No.

Mr. Hastings.

3385. I understand you to say that, with reference to some of the sites that have been cleared, no buildings have been erected upon them?—That is so.

3386. Then it is clear that the people who were turned out there are no longer upon those sites?—That is so.

3387. Then, where have they gone?—They must have been distributed in the locality.

3388. Then is it not the fact, that, as far as they were concerned, they have been provided for somehow or other by private enterprise?—Yes, it must be taken so.

Sir Sydney Waterlow.

3389. As to the answer you gave that buildings would not be supplied by private enterprise, do you know the number that have been supplied by private enterprise—two, three, and four roomed tenements—during the last 15 or 20 years?—I know that there is a very large number.

3390. Should you be astonished if I told you 0.105.

Sir Sydney Waterlow—continued.

that there were nearly 20,000 persons living in them?—No, I should not.

3391. I am including the Peabody Trustees, and the various quasi-philanthropic societies?—No, I should not be surprised.

3392. Then, is it not the fact that private societies and companies have taken from private individuals, at market prices, land in the busy thoroughfares, and have built these small tenements for working people?—Yes, it is the fact.

3393. And that some are paying 5 per cent. profit upon them?—I do not know; some are paying more than 5 per cent., I believe.

3394. You have been employed by the Government in connection with working out the Act of 1875, I believe?—I conducted the local inquiries.

3395. Before I ask any further questions, I should like to clear up one point. You have told the Committee two or three times that the difficulty of the working of the Act is the necessity of providing accommodation for the number disturbed on the sites that you cleared?—That is one of the difficulties.

3396. Is it one of the leading difficulties?—It was a difficulty in reference to the expense; I said that where land in many instances had had to be taken it was absolutely required in order to provide accommodation for the persons to be displaced.

3397. Can you tell the Committee of any site in which the area cleared has not been sufficient to accommodate the persons disturbed, supposing such buildings as the Peabody Buildings were erected upon them?—The site we were over the other day, the Golden-lane and the Whitechapel site; there there were neighbouring lands included.

3398. Were not the neighbouring lands included for the purpose of enabling you to make a straight thoroughfare?—To improve the approaches and to open up the area.

3399. Can you tell me the number of persons disturbed, and the number of persons proposed to be accommodated in that scheme; I will take any scheme you like to select?—In all cases a provision has been made for the same number of persons it is proposed to displace under the Act.

3400. In all cases the same number of persons have been accommodated, and at least one-third increased area has been set aside for ventilation?—No, I do not say that.

3401. I want an answer as to the increased area of land set aside for ventilation over and above that which existed before the old buildings were pulled down; can you tell us the total number of feet included in the six sites sold to the Peabody Trustees?—I cannot give the area of the first, Whitechapel and Limehouse; I can only give a portion of that scheme; I can give you the whole of the others.

3402. Would you rather give it separately than one total for the six?—I have not calculated them together.

3403. I have before me the total number of feet which the Metropolitan Board of Works have bought, and the sites sold to the Peabody Trustees; can you give me the figures?—As to the

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the first, the Limehouse scheme, I have not that.

3404. Then you cannot give the figures?—I can give the others. In Bedfordbury, the whole area is 44,550 superficial feet.

3405. How many feet did the Metropolitan Board of Works allow the Peabody Trustees to build upon; 20,520 feet?—Yes.

3406. What becomes of the difference?—The difference has been appropriated to streets and open places; the balance is 24,030 feet.

3407. The total was 44,550 superficial feet, 20,520 feet of which was allowed to be re-built upon, and 24,030 feet has been thrown into open spaces?—Yes.

3408. Can you tell me how much existed as open space before?—Yes; 7,613 feet. These are figures obtained from evidence given before me at the inquiry.

3409. Then that is a gain in open space of over 16,000 feet on 44,000 feet?—Yes.

3410. Ought not the cost of that open space to be debited generally to street improvements, rather than to the cost of artizans' dwellings, looking to the fact that the Trustees are not allowed to build upon it?—A portion of it, that is to say, the widening of Bedfordbury itself and Chandos street; a large piece was taken out of Chandos-street also.

3411. If the increased open space that is given to the public as compared with what existed before, is credited to what it cost, would not it reduce the cost of the Bedfordbury scheme very materially, as a mere dwelling scheme?—In taking credit for the space taken into the streets, no doubt it would.

3412. And the increased space retained in a given area?—You cannot separate the open area from the use of the houses, the houses are not habitable without the open area of the street, you must club it with the other.

3413. The increased area therefore thrown into the public streets is a great advantage, is it not, to the immediate neighbourhood?—Yes.

3414. And is it not essential in order to prevent the same mischief arising that was in existence in the condemned area?—Yes.

3415. Then that is a public benefit, as well as a local benefit, is it not?—It must be considered with the houses themselves; the open area must be an annexe to the house.

3416. But the district has gained the advantage of getting rid of a fever den, has it not?—No doubt it is a great advantage to the district in every way, and it must have the effect, in my opinion, of increasing the value of the adjoining property.

3417. If you take the number of feet or acres that the Peabody Trustees have built upon, and the money they paid for that land, it would be nearer 1 s. a foot than 3 d. a foot, would it not, or how much would it be?—You may double it; the houses and open spaces are as nearly as possible equal, and therefore if they pay 3 d. a foot all over, as a matter of fact, they pay 6 d. a foot for the building area.

3418. They pay 3 d. a foot for the whole, which makes 6 d. a foot for the building area?—Yes.

3419. Speaking of the Bedfordbury scheme,

Sir Sydney Waterlow—continued.

you told a Member of the Committee, you thought it would be an improvement if the Metropolitan Board of Works had power of acquiring property in the neighbourhood of a condemned scheme, in order to meet the building of houses for the working classes, for the purpose of accommodating those who were turned out; how near to the Bedfordbury scheme do you think the Metropolitan Board of Works could possibly have acquired such an area?—The nearest point they could have acquired would have been the Gray's Inn Lane Improvement, or somewhere in that neighbourhood.

3420. That is land they clear under the Streets Improvement Act?—They have acquired lands in that neighbourhood at the back of the Gray's Inn-road.

3421. For what purpose?—For one of their streets improvement.

3422. They have acquired land for street improvement, and you think it might be utilised in a case like this, instead of the Bedfordbury site; has it not cost very nearly as much?—I cannot tell you what it cost.

3423. You are a surveyor and an architect, and you have been advising with reference to all these schemes, you must have some relative knowledge as to value?—Yes, I can tell you the value of the land in Bedfordbury; if you take its commercial value, it would be greatly in excess of the land at the back of Gray's Inn-road.

3424. Has not the land you propose to substitute cost as much nearly as the Bedfordbury land?—I was not thinking of the Bedfordbury scheme, or any scheme; I was thinking of facilitating the working of the Act.

3425. If the land to be taken in substitution of the demolished area would cost nearly as much, where would the advantage be?—Then there would be no advantage in the Board exercising the power.

3426. If the Metropolitan Board of Works had to acquire land and houses of that description, they would have to pay the 10 per cent. upon the whole of it?—I do not say that they should have to acquire, but I say if they found it more economical to work the Act.

3427. Is it any use giving them a power which they are not likely to exercise, because of the expense?—I think there would be an advantage in it.

3428. Do you think they could exercise it with profit?—Yes, I think they could.

3429. You told us, did you not, that the cost of working the Act arose from the enormous sums paid for compensation?—I do not think I did; I have no recollection of making any such statement.

3430. Have the Board not paid very large sums in order to obtain possession of these condemned houses?—I say I have no knowledge whatever of it; I have no knowledge of the sums of money paid by the Board.

3431. You were asked whether you thought the Act of 1879 would in any way reduce the cost of working the Act of 1875; do you think that the Act of 1879 will reduce the cost of working the Act of 1875?—Yes, I do.

3432. In

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Sir Sydney Waterlow—continued.

3432. In what way?—Because it gives power to acquire lands outside the areas.

3433. Do you think it would be a saving, though they had to pay 10 per cent. upon it?—Yes, I think so, for the reasons set out in the Act.

3434. You said, that if that power was given, the Metropolitan Board of Works could then limit their schemes to small areas?—Yes.

3435. How could they do it if they are to give increased ventilation?—It was for the purpose of dealing with that, and obtaining increased ventilation, that I suggested that mode. Assuming that you had a series of houses running parallel to each other, and at the backs of the houses had been built a large number of small tenements (I am speaking now within my knowledge), I would give power to clear away the tenements, by which means the houses on either side would have their sanitary condition improved, and they would be rendered fit for habitations.

3436. Would you leave the space on which the old tenements stood, as an open space?—That is the difficulty, it must be left as an open space.

3437. Could not that be done under Mr. Torrens's Act now, if it is left as an open space?—I do not think so.

3438. If two or three other houses are condemned under Mr. Torrens's Act, they can compel the owner to pull them down, cannot they?—Yes.

3439. Did I understand you to tell the Committee that you thought the Metropolitan Board of Works should have power to build in the event of their not receiving tenders for their land?—I did.

3440. Would you put any limit at which they are to let their land before they take such a step?—No.

3441. Then did I correctly understand you to say that you thought the Peabody Trustees had paid a proper amount for their land, having reference to the obligations of the Statute?—I do not express any opinion.

3442. Can you tell the Committee whether they paid 3 *d.* a foot?—I am under the impression that they paid a little more than 3 *d.* a foot.

3443. We have always discussed it at 3 *d.* a foot?—I believe it to be 3 *d.* a foot.

3444. Take it to be 3 *d.* a foot; do you think, having reference to the obligations which the Statute has imposed upon land, the Peabody Trustees have paid a fair value for it?—I do.

3445. Then do you think that if private individuals make the same offer for the same land, they should have the power of building private houses if they wish, if they offer the same money as the Peabody Trustees have given?—I should think so.

3446. Are you aware whether the Metropolitan Board of Works, or the City authorities, have had offers of that kind made, and have refused them?—No.

3447. Do you think that if they had had them made, they should not have refused them?—I do not see why they should refuse. They have accepted in one case.

Mr. Cropper.

3448. What did the 3 *d.* a foot refer to; is that the price of the freehold?—The annual rental was 3 *d.* a foot.

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Sir Sydney Waterlow.

3449. It is 3 *d.* a foot capitalised at 20 years' purchase?—Yes.

3450. Do you know the number of rooms that there were to be in the first Whitechapel scheme that was handed to the Peabody Trustees?—One thousand seven hundred and seventy-two.

3451. Do you know the rent to be paid for that scheme?—No, they have only taken a portion of the land; they have not taken the whole.

3452. Taking the rent of that portion which they have taken, do you know how much per room it comes to per annum, ground rent?—No; it is not a matter that I have gone into. My duties were strictly limited to the inquiries under the Act.

Sir James M'Garel-Hogg.

3453-4. The Whitechapel area was sold for the sum of 10,000 *l.* to the Peabody Trustees; that was the limit fixed by the Board, and they took the land at that sum?—Yes, they gave that amount. The improvement scheme provides for 1,772 rooms, but I do not think the 10,000 *l.* took the whole area.

Sir Sydney Waterlow.

3455. Now, if you have got the figures, can you tell us how much per room it will be; 500 *l.* a year for the whole 1,772 rooms?—A little over 5 *s.* per room per annum.

3456. Looking at the means of the persons accommodated, do you think that they can pay more ground-rent than that?—Adopting the old plan that the rental will be equal to six or seven times the ground rent, it would be 35 *s.* a year.

3457. You told us that each room cost 70 *l.*?—Yes; that was the evidence given.

3458. Five per cent. upon that would be 3 *l.* 10 *s.* a year?—Yes.

3459. And then 5 *s.* for the ground-rent?—The 70 *l.* included the ground-rent.

3460. Did you not tell us that building a room cost 70 *l.*?—There were several schemes proposed by Mr. Vigers and others, and they worked out, including ground-rent, at 70 *l.*, 73 *l.*, 79 *l.*, and 85 *l.* per room.

3461. Can you tell us anything about the cost of rates and taxes per room?—No, I cannot tell you that. The rates and taxes are usually taken at one-third.

3462. I think you told the Committee that you saw no objection to shops upon the ground floor?—No.

3463. Would not that necessarily make all the thoroughfares public thoroughfares?—No doubt it would.

3464. Would there not be some advantage in that, or do you think it would be a disadvantage?—I do not think that the blocks could be arranged there as the Peabody Buildings are arranged now.

3465. Do you think that there could be an arrangement of blocks, by which the open spaces given for increased ventilation could be public streets, so that we could have shops upon the ground floor?—Yes, I think so.

3466. Do you think people would think themselves more free and independent in that case, than being enclosed in yards, and that they would prefer

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[Continued.]

Sir Sydney Waterlow—continued.

prefer it; or would they prefer the enclosure?—They prefer being free.

3467. Would they be more likely to come into the houses if the open spaces between the blocks were streets, instead of being enclosed in yards?—The more you lessen the restrictions, the larger number of inhabitants you would have for the houses.

Chairman.

3468. They would not be so likely to last so long, would they?—No, the great difficulty is the control.

Sir Sydney Waterlow.

3469. Having reference to the Right honourable Chairman's question, with regard to the very great stability with which the Peabody houses and other houses of this sort are obliged to be built, under the Metropolitan Buildings Act, do you think any material injury would arise to the houses, because the spaces were thoroughfares?—Not from the fact of the spaces being open thoroughfares, but you would lose, to some extent, the control over the inhabitants.

3470. I presume the rent collector would have equal access to each tenement once a week?—No doubt he would.

3471. Is not that a means by which the condition of the tenement is materially controlled?—Controlled only by getting rid of the people, if they abuse the use of the rooms.

3472. Do you think the majority of them do abuse it when they get in?—I know it is a very great difficulty; I know from my own experience in tenement houses that the great difficulty is the control. The rent collector goes each week.

3473. Do you not think that by constant user, these people get to learn how to use a good house, instead of abusing it?—You may find some cases of that kind. I think you would have great difficulty in teaching your tenants, without control, not to abuse the house.

3474. Did I correctly understand you to tell the Committee that you thought the City of London were justified in refusing 4 *d.* a foot for the Golden-lane area?—Yes.

3475. But having regard to the fact, that the Metropolitan Board of Works have let the Bedfordbury area at 3 *d.* per foot, how do you explain that to the Committee?—The Golden-lane area is a more valuable site for commercial purposes than the Bedfordshire site.

3476. Do I understand you to say, that in your opinion, foot for foot, the land is more valuable in Golden-lane than in Chandos-street?—Not in Chandos street.

3477. Does not it border upon Chandos-street, has not it a large frontage upon Chandos-street?—It has a frontage on Chandos-street.

3478. Do I understand you seriously to tell the Committee that land in Golden-lane, foot for foot, is more valuable than land in Bedfordbury, with a frontage to Chandos-street?—Not the Chandos-street frontage.

3479. Take the whole site?—The Golden-lane area is certainly as valuable as the Bedfordbury area.

Sir Sydney Waterlow—continued.

3480. If it is only as valuable, why were the City justified in refusing 4 *d.* a foot?—They have an area there which has a commercial value; my belief is, that they could obtain land in the neighbourhood.

3481. Has not Parliament stamped each of these areas with the obligation to have houses for the working classes erected upon it, and taking that obligation as a necessary condition of the conveyance of land, did I not understand you to say that you thought 3 *d.* a foot was as much as could be paid?—Unless they are relieved from that obligation, the City should have taken 4 *d.* a foot.

3482. Having regard to the fact that they have not been relieved of that, which the statute says, namely, that they shall let or sell it, ought not they to have taken 4 *d.* a foot?—They ought to have taken it.

3483. Is not the statute positive, that "the authority shall let or sell the land"?—But you have got other powers in the 1879 Act, which is the Amendment Act.

3484. What other powers do you refer to?—I refer to the power of acquiring lands.

3485. How long would it take to acquire lands under that Act; you have had great experience in that part of the business, have you not?—It is not an easy matter; if you were dealing with one block there would be no great difficulty in acquiring it in a short time.

3486. Could the City acquire it in less than two or three years?—My belief is that the City have other lands.

3487. You tell the Committee that you thought the land in Golden-lane was 2 *s.* a foot, do you know what the land cleared in Golden-lane, under the St. Luke's Street Improvement Act, has been let for?—I think something like that.

3488. Can you tell us of any general site in Golden-lane, under the St. Luke's Streets Improvement Act?—No, I have had nothing to do with the purchase of any of the land in Golden-lane.

3489. But you have told the Committee that you think 2 *s.* a foot is the commercial value; I want to see upon what you rest that answer?—The Golden-lane site is better placed than that of the improvement which is nearer to Old-street, and is of more value, I should say. I am speaking now as a surveyor.

3490. Is not the land taken under the St. Luke's Streets Improvement, that part in Golden-lane within a few hundred yards of the Golden-lane site, belonging to the City?—Yes.

3491. Then the price of one would regulate the price of the other, would it not?—No.

3492. One is only a few hundred yards up the street?—That does not matter; the one might be double the value, though only 200 or 300 yards off.

3493. You told us that there was great difficulty in commercial enterprise supplying the wants; do you know that the Corporation put up 168 tenements on Farringdon-road?—Yes; I am aware they put up a large number of buildings there.

3494. They bought the land of the trustees of the Clerkenwell Improvement, and paid for it, and now the buildings are paying them 4 per cent.,

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Sir Sydney Waterlow—continued.

cent., without any special Act of Parliament; is not that one illustration at least that dwellings may be supplied to pay a reasonable per-centage?—Yes; I do not question that at all.

Chairman.

3495. What is the value of the land there?—I do not know; it has increased since the time the land was bought for that purpose. I suppose it was bought at about 3 *d.* a foot.

Sir Sydney Waterlow.

3496. We may take it, may we not, that the Metropolitan Board of Works now borrow at 3 per cent.?—I know they are borrowing at a little over 3 per cent.

3497. You told the Committee that the rentals of property in the neighbourhood where houses have been pulled down had increased from 55 *l.* to 75 *l.*?—Yes, in one case.

3498. Have they generally increased?—I believe that the rentals have increased in all neighbourhoods.

3499. Generally around the districts that have been condemned?—Yes.

3500. Do you think that they have increased to anything like that extent?—No, perhaps not so great as that, but it is very near it.

3501. That is very nearly 50 per cent.?—Yes.

3502. Would you say 30 per cent., upon the average?—Not in all cases. I am speaking of another case I do know of, where the increase was 20 per cent.

3503. What has it been upon the average?—I have had such little experience, I can only speak of two cases that I know of. Only two or three cases have been dealt with.

3504. May I take it at 25 per cent., as far as you can judge?—There are only two or three schemes that have been carried out.

3505. Do you think that it will increase in all the cases?—I believe it will.

3506. The increased value will probably increase the assessment, will it not?—No doubt.

3507. And that will be a benefit to the parish?—No doubt.

3508. You referred to area 5*a*; that is the square block; did I understand you to say that it could be improved by taking part of the property, rather than taking the whole?—I did think so.

3509. Can you explain how you possibly get rid of narrow courts, three feet, and six feet, and 10 feet wide at the present time, without taking the whole down?—Some of the courts are well adapted, with houses bordering upon them for the purposes for which they were being used.

3510. That is taking them as isolated patches of houses, but can the neighbouring houses be improved without taking the whole down?—I think they can.

Chairman.

3511. I think I understood you to say that you could take nearly half down, and improve the other half, provided it was all in one hand?—Yes.

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Chairman—continued.

3512. But the difficulty would be, you think, that you would only house half the population?—Yes.

Sir Sydney Waterlow.

3513. Would you leave the other half vacant?—Yes.

3514. But if by taking down the whole you can house the whole population, would it not be far better?—The cost would be infinitely greater.

3515. For the half that you take down you would get nothing?—No.

3516. You say, if you take the whole, you can let only such portions as can be covered with buildings?—If you pay 2 *s.* a foot to acquire the land, and then relet at 4 *d.* and 3 *d.* all the other, if you take the whole of the land and only leave half vacant, surely it would be a gain, if you pay 1 *s.* 9 *d.* in the first instance, and get a return of 3 *d.*, you lose 1 *s.* 6 *d.*; in the other case you would leave half the land vacant, and, arguing in the same way, it would be 1 *s.* 9 *d.*, which, divided by two, would give you 10½ *d.*

3517. If you leave half vacant, the whole will cost you 3 *s.* 6 *d.* instead of 1 *s.* 9 *d.*, will it not?—Not at all; just the opposite.

3518. Surely if the whole is 1 *s.* 9 *d.*, and you only use half of it, the half of the land will have cost you the whole sum of money that you pay?—I think not.

3519. Do you know anything of the improved condition of health in the neighbourhoods that have been cleared?—I have had the death-rate given me by the Peabody Trustees as to their houses.

3520. Do you find it much lower than it was before?—Infinitely lower than the localities I am dealing with.

3521. Do you not think that that is worth a great deal to the whole of the metropolis?—I think a great deal.

3522. A great deal of money?—Yes.

Sir James M. Garel-Hogg.

3523. I think I gathered from your general answers that you think the proceedings under this Act expensive?—Yes, the arbitration.

3524. Have you any idea, from your experience, of how that expense might be reduced?—I have already answered that in my previous examination.

3525. An appeal is allowed over 500 *l.*?—Yes.

3526. Have you fixed any sum in your mind as to what you would alter it to?—No, I propose to do away with the power of appeal altogether. My view is to do away with the preliminary award.

3527. You answered the honourable Member for Finsbury, that there were a good many other areas which might be brought before the Board. Have you read the evidence of the medical officers, most of whom are perfectly satisfied with the way in which the Metropolitan Board of Works have dealt with most of the areas in their districts?—Yes; the large areas.

3528. And I gather you consider the population

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[Continued.]

Sir James M^cGarel-Hogg—continued.

tion in those various areas were not dependent for their livelihood on living in exactly the same spot?—That is my impression.

3529. You said something about the increase in the number of the population; can you give the Committee the number of houses now vacant in the metropolitan area?—No.

3530. Are there thousands waiting for people to come into them?—I can quite believe it, because I have a large number standing idle myself, but they are at South Kensington, and not adapted to these people.

3531. I think I understood you to say, that you considered that about 10 per cent. of the people removed, went back?—No, I did not say I believed more than 10 per cent. went back.

3532. You said that the Metropolitan Board of Works depended upon the vestries for information; surely you are aware that whenever we get a scheme from a medical officer, our own officers go carefully over it, and the Board too go thoroughly into the matter, and investigate for themselves; they do not take figures from anybody else but their own officers?—Yes, but in the first instance the official representation comes from the local board to you; that is what I meant to convey.

3533. If you were asked to estimate the cost of an improvement, would you set about it in the way that the honourable Member for Gravesend suggested to you, by crediting the whole of the open spaces to the public advantage instead of putting them to the cost of the improvement?—It must be put into the cost of the scheme.

3534. Is it not the case that the scheme would be nothing without having these areas opened out; it would not be a scheme, would it?—No.

3535. These widened streets and opened thoroughfares are part of the scheme to make the place more healthy, are they not?—Yes.

3536. Therefore they are part of the cost of the scheme, are they not?—Yes.

3537. Were you clear about what you said as to Whitechapel; I have got the plan here; do you know exactly what spot upon this plan the Metropolitan Board of Works received 10,000 l. from the Peabody Trustees for?—No, I do not.

3538. As to the 1,700 people who were replaced, you do not know whether they were replaced on the east or the west?—The 1,700 people were over the whole area.

3539. The 10,000 l. was given for that piece (*pointing to the Plan*)?—It was for the land for the accommodation of 1,100 people.

Chairman.

3540. Do you know which the 10,000 l. applies to?—No, I do not.

Mr. Bryce.

3541. Is it within your knowledge that there are parts of London where artizans' dwellings exist for which no tenant can be found?—I do not know of any; I have no knowledge upon that point.

3542. In proposing that the Metropolitan Board of Works should undertake to build on a

Mr. Bryce—continued.

larger scale new artizans' dwellings, should you in doing so propose that they should have regard to the place where the people who have lately been ejected from other dwellings actually work; or would you make your scheme in general with the view of getting ground where it could be got cheaper?—The locality must be taken into account; it must be taken into account that the houses built must be within a reasonable distance of the probable place of employment of the persons occupying them.

3543. Do you mean the persons turned out from the houses demolished?—No, you could hardly do that; the people turned out from the houses to be demolished would be scattered abroad, and they would find their habitations as most convenient to themselves near their work.

3544. You would look generally to providing dwellings within a reasonable distance of the places where you know the people to be largely employed?—Yes, and to where there are cheap markets.

3545. Cheap markets for greengrocery and butchers' meat, and so forth?—Yes.

3546. What do you think is the probable distance within which you would expect people of the humblest class to walk to their work?—I do not think you would find two to three miles an unreasonable distance.

3547. Do they in point of fact walk as far as that?—Yes, the class in the immediate neighbourhood of Regent-street, working tailors and porters, should be housed in that immediate locality.

3548. They are workmen with some pretensions to skill, are they not?—Yes, they are rather a higher class.

3549. Do you think that the skilled labourers will not walk as far as the unskilled?—No, I do not think they will, because their time is of more value.

3550. But you say that you think the unskilled labourer would be willing to walk as much as two or three miles?—Yes.

3551. Can you give Committee any facts in support of that view?—No, I cannot.

3552. Do you know many cases in which labourers of that class are in the habit of walking two or three miles to their work?—I know that they do it; I am speaking of builders' labourers now.

3553. Would you say the same of the stone-masons?—Not the skilled artizans; the bricklayers' labourers, they wander very far afield for their work.

3554. Have you in any of the cases where artizans of the humblest class have been turned out of their dwellings, taken an opportunity of obtaining statistics as to where they resorted to?—No.

3555. Do you know whether any record of those facts exist?—No, I do not think any record exists.

3556. Would you think it worth the while of the Metropolitan Board of Works to purchase land as much as two or three miles from the place where you would expect people to work?—Yes.

3557. And with that view, you would perhaps purchase

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[Continued.]

Mr. Bryce—continued.

purchase land in the inner suburbs?—Yes, in the inner suburbs.

3558. The land would not become substantially cheaper, until you got a good bit out, would it?—No.

3559. Would it be any cheaper a mile north of the "Angel," than it would be at the "Angel"?—Yes, it would be.

3560. I do not mean the actual spot where the "Angel" stands, but in the immediate neighbourhood?—Yes, it would be.

Chairman.

3561. With regard to these labourers, if you were to go that distance, you would get out of their cheap markets, would you not?—You would in many cases get out of the cheap markets.

3562. But the cheap markets are a great advantage to those people, are they not?—Yes, and they cause the people to congregate in these neighbourhoods, and for nothing else.

3563. Speaking of casual hard-working labourers, is it not the fact that the wives very often get employment also?—The wives get employment; they go out as charwomen.

3564. Then they would lose that if they went two miles off?—Yes.

3565. Would not that make a serious difference in their weekly earnings?—Yes.

3566. Then they would not be as well off if they went that distance?—No, I said it must be in the neighbourhood of a cheap market.

3567. I thought your observations were applying principally to bricklayer's labourers?—Yes.

3568. I am talking of a casual labourer in the Docks; it is necessary that he should be near a cheap market, and somewhere near where his wife can get employment?—Yes; if a woman is without family, she will go out charing.

Mr. Torrens.

3569. Surely there would be more chance for poor women getting charing in Islington than in Whitechapel?—If you mean the worst area of Whitechapel and Limehouse, there are very few women who are charwomen there, or none at all.

Mr. Bryce.

3570. Would there be any more difficulty in a charwoman getting employment in the place in which she lived, two miles off her husband's work, than in the place where her husband worked?—It depends upon where the place is. In Islington there would be no difficulty in women getting work as charwomen, because a large number of the lower middle class people about employ them.

Mr. ROBERT VIGERS, called in; and Examined.

Chairman.

3588. You are a Surveyor, are you not?—Yes.

3589. How long have you practised as a surveyor?—More than 30 years.

3590. And you, I believe, have often advised

Mr. Torrens.

3571. Do you know that the population of Islington is rapidly increasing, and becoming more dense?—I should think it was.

3572. Do you know what the increased population in the last decade has been?—No.

3573. Would you be surprised to hear that it was 30,000 or 40,000 in Islington alone?—I know that it has increased; I cannot say that I am surprised to hear that it has increased.

3574. You say that the people have gone into some other districts where they can probably get employment, but is that likely where there is such an immense increase in the number of the population?—I should think the wives of the labourers would obtain employment.

3575. What do you mean by probably; have you calculated the thing?—No, I have no data to go upon.

3576. If you were told that the houses in the small streets throughout Islington are rapidly, and have been for the last 10 years, rapidly increasing in density of population, so that numbers of them are packed full with a family in a single room, would it not shake your opinion?—I know it is so; I know that they have become in many cases single tenements.

3577. You have had to deal with the district off Essex-road?—Yes.

3578. You find there the population densely packed, do you not?—Portions of it.

3579. There is no room for an emigrant population there, is there?—No.

3580. If people had gone there from St. Luke's, and lower down, they could not have got work?—No; there is nothing for them.

3581. Can you tell the Committee any district in Islington where there is room for an extra population to get work?—No.

3582. There are a number of people driven, as you are aware, from the lower town, from Clerkenwell, about whom the honourable Member for Gravesend asked you as to purchase by the City of a site for workmen's dwellings; that is many years ago, is it not?—Yes.

3583. At the time when the City bought that site, what was the condition of the neighbourhood to the extent of 10, 20, I believe I might say 30 acres, all round it, in consequence of which they got it cheap?—It is many years back; there were no houses built upon the line of improvement at all.

3584. In fact, from there up to Clerkenwell Poorhouse, that district was a waste, was it not?—I fancy there were a few warehouses built on the west side.

3585. That was a waste district of 20 or 30 acres?—Probably so.

3586. And therefore the City got that site very cheap?—Yes.

3587. But that would not afford any guide as to what the City would buy similar sites for in a different portion of the town, I suppose?—No.

Chairman—continued.

the Metropolitan Board of Works in many of these cases?—Yes.

3591. You are also, I believe, professional adviser of the Peabody Trustees?—Yes.

3592. Can

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[Continued.]

Chairman—continued.

3592. Can you tell the Committee how much land the Peabody Trustees have bought under the Artizans' and Labourers' Dwellings Act from the Metropolitan Board of Works?—They have purchased six sites. The measurements are not all completed, so that I could not give you the correct figures for the whole. I can give, for some of them, the figure that is agreed.

3593. Will you identify them from this return?—I have probably got them by the same names. I can give the area of the Whitechapel and Limehouse site; it is 68,950 feet.

3594. Can you give the Committee the price?—It was 10,000 l.

3595. Is that the part on the west of the railway?—The part to the east of the railway; the other part, so far as I know, is not yet cleared.

Sir James M'Garel-Hogg.

3596. But it is sold to them, is it not?—No, it is not included; it is still in the hands of the Metropolitan Board.

Chairman.

3597. Was it freehold?—Yes; 10,000 l. was the price which the Metropolitan Board of Works fixed for it, and the Peabody Trustees took it at that price, freehold.

3598. What was it per foot?—It was not worked out in that way. I am giving you the transaction with the Metropolitan Board of Works, but I will work it out in a few moments. At Bedfordbury, 31,545 feet, was the site sold to the Peabody Trustees by the Metropolitan Board of Works; it was taken at 3 d. per foot at 20 years' purchase, that is 5 s. a foot fee. The next is Old Pye-street, Westminster, 81,641 feet, it was bought by my clients in the same way, at 3 d. per foot, 20 years' purchase. Great Wild-street, that is by Drury-lane, 63,360 feet; that was the same price, 20 years' purchase. Pear Tree-court, Clerkenwell, 45,560 feet, that was the same price. Whitecross-street has not yet been measured, it is not cleared sufficiently to be measured in the whole block; some parts of it have been measured, but I cannot give you the area of it exactly.

3599. Could you give it roughly?—I could give a rough figure, what we imagine it may come out; I could supply that. I think it is somewhere about 200,000 feet.

3600. What price?—The same price.

3601. Have you given us the whole of the sites?—Those are the six sites that the Peabody Trustees have purchased.

3602. What do they come to in the aggregate?—It will amount to something like 100,000 l.

3603. Is it an absolute purchase by you of the freehold?—Yes.

3604. You pay for the freehold absolutely?—Yes.

3605. The Metropolitan Board of Works undertake to hand over the freehold to you?—The Board have conveyed some part to the Peabody Trustees, and they have paid for it. We paid 5 s. a foot for the freehold.

3606. Do they deliver it to you clear of buildings, or do you clear it?—They clear it of the buildings.

Chairman—continued.

3607. Do you know how many people have been displaced in the whole area that you have bought?—No, I cannot give you that information.

3608. But can you tell the Committee the number of people that you propose to house?—The number of people that we propose to house upon the six sites must be varying, because all the plans are not approved; it would be something like 10,000, a little more or a little less.

3609. Now I will take you in the first place to the Whitechapel site, where the buildings are actually up; can you tell the Committee the number of rooms there?—There are 700 rooms.

3610. Are they let in sets of two or three rooms, or in single rooms?—Some single rooms, some two rooms, and some three rooms; that is based upon a calculation made by the secretary to the Peabody Trust, he knowing the number and about how much space is wanted to meet the demand.

3611. How many single rooms are there in the block?—I cannot tell you; but I will hand in a paper giving you the whole of the blocks that we are dealing with.

3612. Can you give the rents?—The rents will be about the same that the Peabody Buildings average, that is about 1 s. 11 d. or 1 s. 11½ d. per room per week; that will be seen by the last report of the Peabody Trustees; that is taking the whole of our schemes, it works out at 1 s. 11½ d. for the year 1880.

3613. May I take it that the single rooms pay 1 s. 11 d., and that persons with three rooms pay threetimes that amount?—No, the single rooms are rather larger; they are obliged to be made rather larger, they form a sitting-room and bedroom, therefore they are a little more expensive, and they are therefore high in proportion. The trustees try to induce persons to take more than one room by giving them a little advantage in reducing the rent of two rooms in proportion, and reducing the rent of three rooms still further in proportion.

3614. Do the people take advantage of that; do they like two or three rooms better than one?—Yes; my experience is that they do take more rooms, and that the people who occupy these buildings, do improve and become better members of society.

3615. Are they at liberty to sub-let if they take two or three rooms?—No; that is one of the rules.

3616. You do not allow it?—No.

3617. Do you have caretakers?—We have a caretaker at every establishment; he would see if strangers went into the rooms.

3618. Take the Peabody Buildings which we went to see at Whitechapel; would there be one caretaker for the whole block, or more than one?—For the whole block of buildings we have one man who has charge, with certain men under him to do the cleaning, whitewashing, and keeping the laundries and various other places in proper order.

3619. Do you enforce the rule in your buildings that there is to be no sub-letting?—We try to do so; we do not know of any case of sub-letting.

3620. You

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[Continued.]

Chairman—continued.

3620. You believe you succeed?—We believe we succeed.

3621. Do you gather your rents in advance?—No; the tenants come and pay the caretaker at his room every week.

3622. Do they pay in advance on Monday or Saturday?—They pay it on the Monday. In some cases they do pay it in advance, but not in every case.

3623. I see the rents are to be paid weekly in advance, at the superintendent's office, from nine to six?—Some pay in advance, but some do not pay in advance.

3624. But it is your rule to have it paid in advance?—Yes; I am giving you that information more from the secretary's than from my own experience.

3625. Do you find that you suffer much loss from the non-payment of rents?—Not a great deal; the Peabody Trustees never distress a tenant.

3626. Do you find that your tenants change much, or do they stay with you?—In some localities where we get the class of men that work in the neighbourhood, they stay. There is another considerable advantage in renting from the Peabody Trustees, that a common bricklayer's labourer, if he is at work at one end of London, and is living there, and his master sends him to another job in another part of London, he can change his lodgings without loss of rent. We try to accommodate him in that way, and allow him rooms in the place nearest to him.

3627. Have you any classification of your people at all?—This is the last report in a tabular form.

3628. Will you put that in?—Yes. (*The same was delivered in.*)

3629. I see this is a table showing the employment of the tenants; does this apply to only one group of buildings?—It applies to the whole body.

3630. You have a great number of cabmen and carmen, I see?—Yes.

3631. Does carmen mean the same as cabmen?—No, carmen are men who attend to carts. Then there are bricklayers, and a great many porters.

3632. You have a great many needle-women, I see, 135?—Yes.

3633. Are they generally speaking single persons?—I think they are.

3634. And they would probably inhabit only one room?—Yes.

3635. If they happen to have children, would they have more than one room?—They are not often in more than one room.

3636. I see there are very few eostermongers, only 10?—At present, I do not think we have any buildings in the districts of eostermongers, but we shall have.

3637. You have no accommodation for them at present?—We have not in the district where they reside.

3638. When you come to Whitechapel, shall you provide any there?—Yes.

3639. When you provide for what under the words of the Act "may be suitable accommodation" for the people you are likely to get, what

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Chairman—continued.

sort of accommodation shall you provide for the eostermongers for their barrows?—We never have any rooms below the ground floor, and we propose to put places in there for them as a store down on the level with the bath-room; under each block of buildings there is a bath-room, and we propose to put this accommodation down on the same level.

3640. Do you inquire into the character of the people coming to your buildings?—It is the secretary's duty to make all inquiries, and if necessary to find out, that they are not of a class too good for our buildings, as our rents are low.

3641. Do you find that there is a tendency for people rather above your class to come?—Yes, we find by our reports, that the average wages have increased a little; they were very little over 1 l., I think the last report gives 1 l. 3 s. 10 d. as the average wages as near as we can discover.

3642. What is the sort of figure that you want them to be?—We do not want to get them much more than 1 l. a week.

3643. Do you say to people when they come, You are able to get a house elsewhere, we do not like you; do you refuse people upon that ground?—Yes.

3644. When you come to the lower class population, would you refuse them because they are too poor?—There are some people that are so low, that they could not live in the same houses with our people.

3645. You mean that the other people could not live with them?—They could not live together; therefore we are obliged to stipulate that they must be of good moral character as far as we can ascertain, and not be drunkards.

3646. Supposing a person who has a room in your house becomes an habitual drunkard, would you turn him out?—We should give him notice to go.

3647. Do you find that the people are reluctant to come on account of the rules that you have, or do you find that you cannot let fast enough?—We have scarcely any rooms unoccupied, they are always full. The only district that we built where we have not had a great rush for, is down by Shadwell; the people in that locality did not come into it readily, but within the last 18 months they have filled very much better. They were under the impression that our rules were more stringent than they are; the doors are always open; people can come in and out all night long.

3648. Are your buildings walled in all the way round?—They have all a wall, or a fence, and there is an open gate.

3649. But the gate is open all night?—The gate is open all night.

3650. You said that the rent of some of your single rooms was 1 s. 11 d.?—The average price is 1 s. 11 d.

3651. I do not see that price mentioned; the lowest price is 2 s.?—The lowest for a single room is 2 s.; in the next column we have two rooms for 3 s.; that is 1 s. 6 d. a room.

3652. The average for single rooms would come to about 2 s. 6 d.?—Hardly that, about 2 s. 4 d. is the average; but it is a large room, with all the appliances of a sitting-room, with a range, and boiler, and so on.

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3653. Why

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[Continued.]

Chairman—continued.

3653. Why are the rents higher in Westminster than elsewhere?—The dwellings were not built by the Peabody Trustees; they were built some years since, and sold to the Trust; those were the rents paid at the time; the rooms are larger, and we have not altered the rent.

3654. How many people do you house altogether?—We have now 9,905 people.

3655. And you expect under the scheme to have 10,000 people more, do you not?—Nearly.

3656. You will in round numbers expect 20,000?—We have another site that we have not purchased from the Metropolitan Board, Little Coram-street; and we expect to have more than 20,000 by the time we have covered them all with buildings.

3657. When do you expect to have completed all the schemes that you have bought from the Metropolitan Board of Works?—It depends, in some measure, upon how fast we get the land from the Metropolitan Board of Works. The Whitechapel site is just upon completion; Bedfordbury is nearly completed; Old Pye-street, Westminster, they are building upon; Great Wild-street we ought to have finished before the year is out. Pear Tree-court we have just this week got possession of, and we have let the contract to Messrs. Cubitt to cover it. Whitecross-street we have nothing on, because the land has not been cleared; some little pieces are cleared, but not enough to begin on.

3658. At the end of 1882 you expect to have more finished?—I should hope so.

3659. What do you think is the average cost of a room to build?—We have estimated the cost at 75 l. a room, taking the cost of the whole thing; we do not reckon the laundries or the bath-rooms, and all the other appliances as rooms, or the inclosure walls and other conveniences; but if we are putting up a block, and we have got 700 rooms to let, we reckon all the other as part of the cost of the rooms, and that makes it appear rather large; but that includes all the appliances.

3660. Is there a laundry for each staircase?—There is a laundry upon every floor. Upon the floors that you have seen there are 10 rooms on each floor, and there is a laundry and water-closet, and all the other appliances for the little colony upon that floor.

3661. Can you give the Committee any statistics as to the health of the people living in the Peabody-buildings?—Last year the death-rate in the Peabody-buildings was 20·09 per 1,000, about 3·21 in the 1,000 below the average of London; it was worked out by the district registrars; that is in the report.

3662. Have you ever had any bad fires in your buildings?—No, I do not think we have had any fires; I have never heard of any.

3663. Could you tell the Committee what the property at Whitechapel would be rated at?—Worked out upon the rateable value that we pay, it would be about 1,836 l.; that is worked out in proportion to the number of rooms that we have rated in other places.

3664. On the annual value?—Yes.

Chairman—continued.

3665. Is that net?—Yes, net; that is the rate we pay upon.

3666. How many rooms will that be?—Seven hundred rooms.

3667. Have you any notion what the rateable value of the property was in that district before it was taken over by you?—Yes, as nearly as we can get at it, it was 1,007 l.

3668. As against 1,836 l.?—Yes, that is the rateable value.

3669. We have had a good deal of evidence to-day about how much of these are, as worked out, under these Artizans' Dwellings schemes ought to be considered fairly as the cost of the scheme itself is, whether anything ought to be deducted for street improvements irrespective of the scheme; will you be kind enough to give the Committee your views upon that point, and perhaps you would illustrate it by one example?—I saw a very clever letter some time ago in one of the newspapers, and I took the trouble to work out the letter into a table.

3670. Have you the letter?—No, it was printed in the "Globe" newspaper, and I have worked this table out from it, getting other information and filling up blanks; that letter was worked out upon a paper published by the Metropolitan Board of Works as to some of the sites, and I can give you the Whitechapel and Limehouse site worked out into a table.

Sir James M'Garel-Hogg.

3671. Is that the portion you purchased from the Metropolitan Board of Works, or is it dealing with the whole area?—This is dealing with the whole of the six sites that the Peabody Trustees have bought; when it was made public it appears that somebody had answered some other letter and put a lot of these figures in, and I have filled up some of the figures so as to see how it would work out.

Chairman.

3672. What was the purport of the original letter; was it to show how much was being lost?—Yes, to show how much was being lost; somebody wrote a letter to say that it was not quite correct; that there were some other things that should be deducted. Take Bedfordbury, there was 44,550 feet of land included in the scheme; the outlay was given by the Metropolitan Board of Works as 83,554 l., and it was worked out by the Board at a cost of 1 l. 17 s. 6 d. a foot. Then out of that quantity 10,702 feet was thrown into the widening of streets.

3673. When you talk of widening streets, do you mean the widening of some of the great streets running by it, or the widening of streets in the area?—Widening of streets that run by it at the end and at the side.

3674. Quite irrespective of the block in the middle?—Yes, because the Peabody Trustees have to find that space. That made the cost 20,066 l. Then there was 1,046 feet reserved for trade purposes; that was valued by the Board surveyor at 1 l. per foot, that made 1,046 l., so that if you deduct those two sums from the first outlay of that land, the net cost of the site was 62,442 l.

3675. Is

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[Continued.]

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3675. Is that your idea?—These are the figures given in the printed account. Then there was sold to the Peabody Trustees 32,802 feet at 5 s. a foot, that gives 8,200 l., and it shows a loss of 54,242 l.; the Metropolitan Board of Works give 75,654 l. as the loss.

Chairman.

3676. That does not agree with what was published in the Parliamentary Return?—I did not see the Parliamentary Return; this was published as the figure.

3677. Do you think that the loss of 54,242 l. would properly represent what it was?—There may be a slight difference in areas and quantities, but I think it should form the basis of the calculation, after taking credit for what is given up for street improvements and what is reserved for trade purposes; that ought to be deducted from the money that is put as loss upon clearing this site for the dwellings.

Sir James M'Garel-Hogg.

3678. There is 19,000 l. difference from what the Metropolitan Board of Works make it out?—Yes.

Chairman.

3679. Have you any other scheme that you would like to represent in the same way?—You

Chairman—continued.

had better have this table put in. The summary of the figures published work out this way:—The total of the six schemes 677,971 feet, total outlay 734,766 l.; then, used for street improvement purposes, 164,309 feet, at a cost to the Metropolitan Board of Works of 180,557 l. Then, land reserved for trade purposes, 98,539 feet, at the valuation that was put by the Board's surveyor at 109,406 l., leaving the net cost of the sites 444,803 l. Then, sold to the Peabody Trustees, 415,121 feet, the price of which was 96,541 l. That shows a loss of 348,262 l., as against the loss that the Metropolitan Board of Works thought they made of 643,461 l. Then there is an enormous gain to the public by the way it is dealt with in putting the new buildings. The open spaces on the old site, before it was dealt with were 87,033 feet, that is measuring up yards and courts. The open space, when the new building is put up, will be 213,051 feet; that is, the extra space of land that is actually paid for by the Peabody Trustees, but not used for building purposes. Then, upon the question of rates, I sent to the collector and copied the old rate-books to find what the property destroyed had been rated at; and upon the six sites it was 9,986 l., and the rateable value, based upon what we are charged upon our present buildings, will be 13,311 l. There will be that gain to the rates. (*The Table was delivered in.*)

Thursday, 14th July 1881.

MEMBERS PRESENT :

Mr. Brodrick.
Mr. Francis Buxton.
Mr. Courtney.
Mr. Cropper.
Sir R. Cross.
Mr. Hastings.

Sir Henry Holland.
Mr. Holland.
Sir James M'Garel-Hogg.
Mr. Rankin.
Sir Sydney Waterlow.

THE RIGHT HONOURABLE SIR RICHARD CROSS, IN THE CHAIR.

Mr. EDWARD EYRE ASHBY, called in ; and Examined, as follows :

Chairman.

3680. You are Chairman of the Commissioners of Sewers, are you not?—Yes.

3681. They have the carrying out of the Artizans Dwellings Act of 1875, and the Amendment Act of 1879, within the City, have they not?—Yes, they have.

3682. I believe it was understood at the time of the passing of the Act of 1875 that the City was to be exempted from the general metropolitan rate, and to undertake its own area?—Yes, it was.

3683. And for that reason they feel under an obligation to do what they can to bring this Act into force?—Yes, they have been at work doing their duty under the Act.

3684. How many sites, or how many representations were made in the City?—Several, but only one scheme with two areas has yet been put in operation.

3685. Will you describe the two areas?—They are the Golden-lane and Petticoat-square improvements; they are two district areas, Golden-lane being in the north part, and Petticoat-square, in Aldgate, in the eastern part of the City.

3686. There was also a place in Holiday-yard, I believe?—Yes, the Ecclesiastical Commissioners, I believe, were owners of that property, and dealt with it.

3687. I see the Secretary of State decided not to proceed with the scheme, because the Ecclesiastical Commissioners had cleared all the houses off it?—Yes, I think it was so.

3688. There was also some bad property in Holborn-buildings, was there not?—Blewitt's-buildings; that was also excluded.

3689. There the property was pulled down by the owners, was it not?—Messrs. Meeking pulled it down before it could be brought under the operation of the Act.

3690. According to the Parliamentary Return I see that the Golden-lane site is 45,336 square feet?—Yes, I believe that is so.

3691. Have you got the measurement of the Petticoat-square scheme?—I make the two altogether 111,066 feet; the Golden-lane site is

Chairman—continued.

47,938, and Petticoat-square 63,128; those are the figures that I have, making a total of 111,066 feet.

3692. Do you know anything about the particular locality, or the kind of people living there? Yes; if we take the Petticoat-square area, it was inhabited generally by Jew dealers, dealers in clothes, and sundry things connected with dress.

3693. It was close to one of the schemes dealt with by the Metropolitan Board of Works outside the City, was it not?—Yes; another part was inhabited by Irish, who were also dealers, but they were dealers in fish, poultry, and other things; a very low poor class of dealers. There were people who would accost folks in the street saying, will you come in, and I will show you some cigars, or handkerchiefs; they were dealing folk rather than labourers or artizans.

3694. The ground has been cleared for that scheme, has it not?—Yes, we have cleared that site.

3695. What class of people were they who lived in Golden-lane?—They were mere mechanics and labourers.

3696. Of the better class?—Yes; on some part of that site there lived charwomen and seamstresses, and workers with machines; very poor people lived there.

3697. That has also been entirely cleared, I think?—Yes, they were rather the working class, and the others were the trading class, but there were many other shops on the Golden-lane area, barbers' shops, milk shops, fruit shops, and so on.

3698. Now both sites have been absolutely cleared, have they not?—Entirely cleared.

3699. And the compensation paid?—Yes.

3700. And I believe that you have by arrangement with the Bank of England borrowed a considerable sum of money for the purpose of carrying it out?—Yes, we have; we are getting our finances arranged now.

3701. How much have you borrowed?—About 240,000 £. from the Bank of England for the purpose

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Mr. ASHBY.

[Continued.]

Chairman—continued.

pose of carrying out the scheme. Parliament have lately passed an Act which will enable us to go to the public, then we shall do better, and we shall then comply with the requirements of the Act and have a separate fund.

3702. What has become of the people who were living on those two sites?—I have made inquiry about it, and I find that many from the Golden-lane have gone towards Tottenham, some to Peckham, some to Camberwell; some will be found at Wyndham-road, Camberwell. Some part of the demolished area was so bad that the policeman would not go alone into that part at night; one of the inspectors told me so.

3703. Have you any doubt about the wisdom of having cleared it?—Not any.

3704. I suppose in the city the value of the land itself bears a very large proportion to the value of the land and buildings?—Yes. From Petticoat-square site we think they have gone to Mile End, and Bow, and Old Ford, but they would come back if they could live and trade on their old area.

3705. If the place were rebuilt, you think they would return?—Yes, if the place was suitably rebuilt some would come back again.

3706. I believe after the passing of the Act of 1879 you had some correspondence with the Secretary of State?—Yes.

3707. You had some land at Islington, had you not?—Yes, we proposed to the Home Secretary then, an alternative site, asking to be relieved from building on our cleared areas, and to substitute some land near the Cattle Market, property of the Corporation.

3708. Have you got the letter in which you made the offer?—Yes, I have here a copy of the memorial.

3709. Will you read it to the Committee?—“To the Right Honourable Richard Assheton Cross, M.P., Her Majesty's Secretary of State for the Home Department. The Memorial of the Commissioners of Sewers of the City of London. Sheweth,—That as the authority for the City of London, under the Artizans and Labourers Dwellings Improvement Act, they have carried out the first requirement of the City of London (Golden-lane and Petticoat-square, &c.) Improvement, Provisional Order Confirmation Act, 1877, by acquiring the whole of the property comprised in the said improvement scheme, and clearing the site, the outlay incurred by your Memorialists, up to the present time, being nearly 240,000 £. That the said sites being situate in the midst of commercial buildings are of considerable value in connection with the trade of the City of London, and a serious loss would arise from their being devoted for the erection thereon of artizans' dwellings. That by the Artizans and Labourers Dwellings Improvement Act, 1879, Section 4, it is provided that, ‘when it is proved to the satisfaction of the confirming authority, on an application to authorise or modify an improvement scheme, that equally convenient accommodation can be provided for any persons of the working class displaced by an improvement scheme at some place other than within the area, or the immediate

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Chairman—continued.

vicinity of the area comprised in the improvement scheme, and it is also proved to the satisfaction of such authority that the required accommodation has been or is about to be forthwith provided, it shall be lawful for the confirming authority, accordingly, to authorise any such improvement scheme, or to permit a modification of any such scheme.’ That your Memorialists have, under the encouragement afforded by the last-mentioned enactment, sought for sites affording equal convenient accommodation at a much less cost, and they now submit alternative plans of sites which appear to them admirably adapted for the purpose, viz.: Plan H., showing site adjoining the Cattle Market at Islington, capable of accommodating 1,902 persons; the number of persons to be accommodated, under the Golden-lane and Petticoat-square scheme, being set down at not less than 1,783. Plans A., B., C., D., G., showing various sites belonging to the Metropolitan Board of Works, and which, taken together, will accommodate 1,294 persons, viz., a site north side of Clerkenwell-road, adjoining Laystall-street, 397 persons; B. site, north side of Clerkenwell-road, adjoining Little Saffron-hill, 201 persons; C. site, east side of Turnmill-street, 262 persons; D. site, north side of Great Eastern-street, near Tabernacle-square, 192 persons; G. site, south side of Great Eastern-street, close to North London Railway, 242 persons; 1,294 persons. The Cattle Market site is by far the most eligible, if the distance be not deemed an objection, it being about $2\frac{1}{4}$ miles from the Golden-lane area, and about 3 miles from Petticoat-square. It possesses the great advantage of having the large open space of the market in its immediate neighbourhood, and is thus provided with healthful breeding ground, which cannot be encroached upon, and it is found by experience that the facilities afforded by workmen's trains now render it, in many cases, advantageous to the workmen themselves to live a short distance from the centre. There is one fact, however, in regard to this site, to which your Memorialists feel bound to draw attention, viz., that the land, having been acquired by the Corporation of London, under the provisions of the Act, for constructing the Cattle Market, there is no power to dispose of the land for a longer term than 80 years. Probably as few artizans' dwellings are built with a view to last a longer period than 80 years, that may be deemed sufficient, or it is submitted that a clause might be inserted in some Bill in Parliament to get over the difficulty. By adopting this site and utilising the cleared areas in Golden-lane and Petticoat-square for commercial purposes, a great saving to the ratepayers would be effected, and the amount thus saved might, with advantage, be devoted to some of the other improvement schemes which your Memorialists have under consideration. Your Memorialists now, therefore, make application to you to exercise the power conferred by the 4th clause of the Artizans and Labourers Dwellings Improvement Act, 1879, and ask that you will permit a modification of the said Golden-lane and Petticoat-square improvement scheme, so far as to allow this or the other sites submitted, to be substituted wholly or in

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Mr. ASHBY.

[Continued.]

Chairman—continued.

in part for the areas cleared under the City of London (Golden-lane and Petticoat-square, &c.) Improvement Provisional Order Confirmation Act, 1877."

3710. What is the date of that?—The 12th day of November 1879.

3711. That is after the passing of the last Act?—Yes.

3712. What was the answer to that memorial?—We asked for an interview, and we had an interview with the Home Secretary.

3713. What was the result of the interview?—We were informed that if the difficulty connected with the poor rate view of the matter could be got over, the Secretary would look favourably upon the matter.

3714. So far as the poor rate is concerned, I understand that at the passing of the Act of 1875, when the City was excluded from the general rate, there was, I do not say, a charge made, but a statement made that the City would be very glad to push out their poor into neighbouring parishes, and that they undertake in this case practically not to do it?—The Metropolis Common Fund meets it, in a great measure; we do not desire to get rid of the poor.

3715. That was the statement made at the time which accounts for the Secretary of State having mentioned this?—Yes. Then we found, by negotiations with the Corporation, who were the owners of the property of Islington, we were getting on towards some practical issue I suppose, in that matter, when public attention, particularly in the Portsoken Ward, was called to the fact that we were making a change, and we had a petition signed by a large number of inhabitants who were in a state of great alarm, and they insisted that we must bring back the people to live in the Petticoat-square area.

3716. Have you got the petition here?—I think I have; the people would not have us do anything. "To the Honourable Commissioners of Sewers of the City of London. The Memorial of the undersigned inhabitants of the Ward of Portsoken, in the said City, Sheweth,—That a plot of land of large extent, on the west side of Petticoat-lane, and abutting on Harrow-alley, the Metropolitan Railway, and Gravel-lane, in the said ward, has been lately cleared by your Honourable Commission, under the provisions of the Artizans Dwelling Act, 1875, in accordance with a scheme proposed by your Commission, and confirmed by the Secretary of State for the Home Department, for erecting on the site more healthy and commodious dwellings for the poorer classes. That recently application has been made by your Honourable Commission to the Home Secretary for leave to abandon that part of the scheme which contemplates the erection of new dwellings, and to substitute a power to sell the site for the erection of warehouses, or similar buildings, contrary to the objects for which the Act was specially intended. That it would be unjust to the labouring classes, who have hitherto occupied the old tenements, not to re-erect suitable buildings for their accommodation. That if such amended scheme was carried out, great hardship would be inflicted on a large number of

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tradesmen in that neighbourhood belonging to this ward, who have hitherto, in a large measure, earned their livelihood by supplying the inhabitants lately occupying the property. That if the before-mentioned site is not again used for the erection of dwellings, but, on the contrary, for warehouses, and the like purposes, the trade which such tradesmen have hitherto enjoyed will be lost, and they will be deprived, in a great measure, of their accustomed means of obtaining a livelihood. Your memorialists, therefore, pray that your Honourable Commission will take steps to ensure the speedy carrying out on the site in question of the objects of the Artizans and Labourers Dwellings Act, 1875, in their entirety." Sir Thomas White, Alderman of the ward, heads it.

3717. Is it signed by tradesmen, or what kind of people?—I should think they are tradesmen who sign it; they are in Houndsditch, the Minories, New-street, and Fenchurch-street, and other streets.

3718. Then the result of the memorial was that you did not go on with your proposed alternative scheme?—We had to inform the Secretary of State that there was so much opposition to it that we asked leave to withdraw the proposition for the alternative site.

3719. When was the petition received?—In the beginning of 1880.

3720. At present the sites are entirely cleared; and you have spent 240,000 £, for which you are getting no interest?—We are paying interest, and getting nothing; we have been continually advertising the property.

3721. I believe the Secretary of State made an offer to alter the form of building, did he not?—We have had one or two modifications allowed both in the arrangement of the site, and the form of building.

3722. Did you apply to the Secretary of State for a modification?—We have applied to the present Secretary of State for permission.

3723. But you seem to have applied to me when I was in office?—"In pursuance of the powers vested in me by the Artizans and Labourers Dwellings Improvement Act, 1875; I, the Right Honourable Sir Richard Assheton Cross, one of Her Majesty's Principal Secretaries of State, hereby permit the Commissioners of Sewers of the City of London, being the local authority with respect to the City of London (Golden-lane, Petticoat-square, &c.) Improvement Scheme, 1877, authorised by the City of London (Golden-lane, Petticoat-square, &c.) Improvement Provisional Order Confirmation Act, 1877, to modify the said scheme, as follows:—The following provision of the Provisional Order confirming and amending the said scheme shall be cancelled. The dwellings for persons of the working class to be erected on the lands constituting the Petticoat-square, Storey-lane, and Meeting House-yard area, shall be built in blocks distinguished G., H., I., K., L., and M., on the said plan marked 6 C., so signed and deposited as aforesaid in the situations where the said blocks are to be placed; each block in each area shall consist of five storeys, with the exception of block M.,

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M., which shall consist of six storeys, and in lieu thereof the following provision shall have effect. The dwellings for persons of the working class to be erected on the lands constituting the Petticoat-square, Storey-lane, and Meeting House-yard area, shall be built in blocks distinguished G., H., I. K., L., on the plan marked 6 D., signed by me, and annexed to this Order, in the situations where the said blocks are to be placed." We did arrange the position of the blocks.

3724. You re-arranged the position of the blocks, and the Secretary of State gave his assent to it?—Yes.

3725. Then you have advertised several times?—Yes; continuously.

3726. Have you had any offer?—Only four offers altogether.

3727. What were they?—Threepence a foot.

3728. From whom were the offers?—From the Industrial Dwellings Company, Sir Sydney Waterlow's Company; it came out about that amount.

3729. And you had one at 4 *d.*?—We had an offer which worked out about 4 *d.*, and a second one at 4 *d.*, with stipulations as to peppercorns and low rents for the first year or two.

Sir James M'Garel-Hogg.

3730. Who was the offer of 4 *d.* from; you say there were four offers; will you state to the Committee the four offers and the terms?—This is dated the 20th of April 1881: "To the Commissioners of Sewers. Gentlemen,—Petticoat-square building site. I beg to offer you the sum of 700 *l.* per annum as a ground rent for the above site, on the following conditions: The first year at a peppercorn; the second year at 350 *l.*; the third and subsequent years of the 80 years term at 700 *l.* per annum, as above; always with the right of purchase according to the published conditions, as well as with the right to claim partial leases from time to time as the work progresses; I think if this offer is entertained, that the Commissioners should give me the refusal for six months from the date of any preliminary agreement at a proportionate rent, say 550 *l.* per annum, on similar terms of payment and partial leases of the Golden-lane site;" that is from C. Paper.

Chairman.

3731. What does that work out to?—About 4 *d.*

3732. Cannot you sell the freehold?—I suppose we could.

3733. The freehold is vested in you, is it not?—Yes.

3734. You have got the freehold?—Yes.

3735. The honourable Member for Gravesend wishes me to ask you the question, whether there is not some tithe rent-charge, or something of the kind?—Yes; the offer made by the company for the Petticoat-square tender was withdrawn, because they had become aware of the danger impending over them with the tithe in that parish. If Parliament settled the tithe question, which, I suppose, they are going to do this Session, the Bill having passed through the Com-

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mittee to whom it was referred, we hope Parliament will settle it, and then the tender might revive.

3736. Then you think the tender of the Industrial Dwellings' Company might revive?—Yes, but these tenders amount to this, that we clear two sites at a cost of over 2 *l.* a foot, and the highest tender we can get is 4 *d.* a foot rental. We lose 1 *l.* 13 *s.* 4 *d.* a foot.

Mr. Courtney.

3737. The 2 *l.* a foot must be compared with 20 times 4?—We should call it 2 *s.* a year.

3738. Two shillings compared with 4 *d.*, or 2 *l.* compared with 6 *s.* 8 *d.*?—Yes.

Chairman.

3739. Do you think that it might be sold more advantageously by you if you were allowed to have shops upon the ground floor?—Yes, and I think that what you have drawn from me about the Petticoat-square site, particularly shows that we want to provide for commercial people of the smaller and poorer sort.

3740. In order to make the buildings within the Act of Parliament suitable for the kind of people who were living there, and who probably may live there again, you ought to have a certain amount of shop accommodation?—We think so, both for the advantage of the people who may come back, and for the advantage of the ratepayers who make the improvement.

3741. Do you think that the shop accommodation should be on the ground floor, and would you have a basement below that?—If we make shops or warehouses we should make a basement; it would be an advantage to the building to have a basement.

3742. To what use would you put the basements?—They would go with the shop.

3743. Do you think that that would be an accommodation to the neighbourhood, as well as advantageous to yourself?—I have reason to think that we should have better offers for the land if that could be done, and we approached Mr. Secretary Harcourt upon that subject; we submitted plans for the Petticoat-square area, showing the whole building lifted up a storey, so as to have the same number of occupants, but to give us the ground floor and the basement if required, for commercial purposes.

3744. By raising the buildings an extra storey, you would confine the light and air, would you not?—No.

3745. You think still that there was light and air enough?—Yes, and at the top they would have better light and better air still.

3746. Have you the plan as you proposed it to the Secretary of State?—No, I have not brought the plans, but the Secretary of State refused the application.

3747. On what ground was the application refused; were any grounds stated?—No. On the 5th of October 1880, the engineer submitted plans modified so as to allow the ground floor and basement of the proposed buildings to be used for shops and commercial purposes, and it was

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ordered to be forwarded to the Secretary of State for his approval. Letters were received from the Secretary of State on 1st November 1880, returning the said plans and refusing to allow it. On receiving that letter we were thrown back to our original position, and we began advertising again, and we have had no success.

3748. You still believe that if you were allowed by the Secretary of State to do that, it would be able to sell at rather an advanced price, and you would be quite willing to make a sacrifice if you could sell at that price?—I think building speculation would be more likely to come to our assistance; they would see their way to be doing some good.

3749. Would the Commissioners of Sewers be still willing to carry it out on that footing?—We are desirous to carry it out. We have accepted the Act, and we desire to make it work successfully. We are disappointed very much with it; my Commissioners who have vested me with the duty of coming before you, feel that they should be hopeful of getting to work, and seeing the thing accomplished if the restrictions or conditions were modified to this extent, that some modification should be made as to the number of persons to be reinstated, and again, as to the strict confining of the use of the building to the purposes of artisans' dwellings; we wanted to be allowed to use some part, if not all, of the ground floor for commercial purposes.

3750. That is for the shops you have spoken of, with the basements underneath?—Yes, but we fear that the people have gone.

3751. But you think some would come back, do you not?—Some will come back, but not all. We want some modification, perhaps, in the number; we do not know what exactly. It is undoubtedly the fact that we clear the area not only because it is unhealthy, but because it is over-crowded, and we bring back the same number of persons.

3752. Have you seen the buildings which the Peabody trustees have put up at Whitechapel?—I have not been over them.

3753. There they have housed more than the number they turned out, have they not?—Yes.

3754. Was your place more crowded than the site at Whitechapel, which was cleared by the railway?—I should not think so, but about the same.

3755. Do you know how many people there were upon an acre?—We turned out over 400 occupiers. There were nearly 500 altogether, owners and occupiers.

3756. Do you know the population of the site you have cleared?—Yes, the scheme will give us that. In our two areas there were 495 holdings, 1,010 rooms, 734 occupants. If we had given every man, woman, and child 100 l. or 150 l. to start them in life somewhere else, it would have been cheaper to the ratepayers of the City.

3757. Do you think that you could provide accommodation elsewhere for any part of them, supposing the Secretary of State allowed you to have the bottom floor for commercial purposes, and that it would not give you quite sufficient room for the people living there, could you pro-

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vide any accommodation elsewhere?—I have not looked into that matter. Here is the Secretary of State's answer.

3758. Will you read it?—"1st November 1880.—Sir,—With reference to your letter of the 7th ultimo, forwarding plans and sections, and report, showing the modifications proposed in the City of London (Golden-lane and Petticoat-square, &c.) Improvement Scheme, under the Artizans and Labourers Dwellings Improvement Act, 1878, I am directed to return herewith those plans, and to state, for the information of the Commissioners of Sewers, that the Secretary of State, after inquiry, is unable to sanction the proposal to make the buildings set forth therein six storeys high, and to request that the Commissioners will consider the possibility of some other alterations."

3759. That was the reason that you had an additional storey to contract the light and air?—I cannot say what was in the Secretary's mind. It makes us think whether we ought not, perhaps, to be relieved of some of the number; we must make the Act workable, and, at present, we cannot get on with it, we want some relief.

3760. If any relief were given, are you willing to go on at once?—We want it done.

Mr. Courtney.

3761. It is obvious that putting the building up another storey would affect the light and air of those upon the lower storeys, is it not?—That is obvious.

3762. But you do not increase the breadth between the blocks, do you?—They are set very wide apart.

3763. However wide you make them, they must show a shadow from one side to the other, the light and air of the upper storeys must be affected?—Yes, to a certain extent.

3764. The Secretary of State does not seem to have objected to the plan of turning the lower floors into shops, but he objected to the addition of another storey?—Yes, the letter would bear that interpretation.

3765. Did you consider the possibility of having five storey and four storey dwellings, and the ground floor shops?—It could only be if we were relieved of a portion of the reinstatement; for my own part, having had great experience in these matters, I detest the six storey buildings. I dislike the whole barrack system, and I should like myself to see them confined to four storeys.

3766. Have you made any subsequent application with a view of enabling you to get the number to be housed reduced?—No, we have not known what to do; we are at a dead lock about it.

3767. Have you any estimate of the increased price you would get by allowing the ground floor to be appropriated as shops?—No, but from conversation with persons who might tender, we have some reason to think that we should get tenders if it were possible to make shops.

3768. Would it make such a considerable change as from 4 d. to 6 d.?—I think it would.

3769. And more than that?—Possibly more; it

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it would make a difference between a thing that could not be done, and a thing that might be done. The corporation have put up buildings in Farringdon-road, called Corporation-buildings; the land was reckoned at rather a low price then, but those were estimated to pay four per cent. upon paper; but the ground floor is let for shops, otherwise the Corporation would not have been justified in putting up that block of buildings; it would have been done at a loss; by making the ground floor shops, we are enabled to deal fairly with the Corporation finances, and yet to have nice buildings which are always full.

3770. What do you think would be the difference in rental received from a ground floor of shops and a ground floor of dwellings?—I cannot say in detail, but it would be a very material difference.

3771. Do you think that the total difference would amount to 300 *l.* a year?—Yes.

3772. What kind of shops do you contemplate building?—In Petticoat-square they were little shops owing to the necessities of the poor people; perhaps some of the people would come back.

3773. The shops would be such little huckster's shops as existed there before?—Yes; it is so entirely speculative that I could not put a price upon them; it might be 2,000 *l.* a year difference.

3774. Could you expect to get instead of an offer of 700 *l.* a year, an offer approaching 3,000 *l.* a year?—I could imagine that it would be a difference to anyone building upon the two sites, of a couple of thousand a year in the rental that he would receive, whether they were shops or not.

3775. And therefore it would make a considerable difference in the amount of ground rent that he could pay?—Yes.

3776. Have you considered what would be the extent of addition that you would require in order to accept a tender; at present your maximum offer has been 700 *l.* a year, has it not?—Yes, I think it was 700 *l.* for one, and 550 *l.* for the other; 1,250 *l.* a year for what has cost us 240,000 *l.*, to say nothing of the 10,000 *l.* a year interest accruing.

3777. Would you be prepared to accept a tender for the two of say, 2,500 *l.* a year?—We should have to consider that when it was made. We are very apt to say no, to low tenders.

3778. But without pledging yourself to any figure, you think you might get such an offer as you would accept?—I have no idea what amount, but I am sure that we shall keep on in this miserable way, unless we have some relief that will make it a more likely speculation for builders; that is the utmost I can say.

3779. But there would be very little use in making any alteration, even permitting shops, if the tenders that you received were so inadequate that you would reject them?—We can never recover it for the ratepayers; it is gone with a good object, though I think the Act seems rather unworkable. It is a political question rather than a municipal one.

3780. What was the nature of the trade carried on here; there is the soliciting trade, which stood

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at the door and solicited customers to come in?—Yes, all kinds of peddling and hawking, and small Jewish dealers prowling about, some very respectable, and some very well off, and some not.

3781. Is any part of it a dishonest trade?—I do not want to give them a bad character. One of our inspectors said that he thought there was a thief or two about sometimes.

3782. And is it the case that the goods sold or offered for sale have been stolen?—I think that is possible too, but I do not think it is a characteristic of the locality; I do not think they deserve that to be said of them; but no doubt in the purloins about there wrong things were done.

3783. You said you traced the people that lived there, and some of them had gone to Tottenham?—So I am informed.

3784. Do you know how many went to Tottenham?—No, it is a thing on which a man can only generalise.

3785. The question is whether you have generalised in the case of their migration?—My authority is the inspector who had to go through this district in setting the schemes in operation; and he says that he knows that a great number of the people have gone to Tottenham, where there is a large amount of small property.

3786. Do you know what their occupations were?—He made me a long list, which I read a little time ago; all kinds of curious occupations; there were mechanics, artizans, sempstresses, charwomen, odd sorts of work people of all kinds.

3787. Are they likely to be able to carry on their late occupations if they go to Tottenham?—No, it must be a very great trial to them.

3788. It must have been a complete alteration of their lives, must it not?—Yes, many of them have gone towards Tottenham by the Great Eastern Railway, and others to Peckham and Camberwell; a number of the Irish are in Wyndham-road, Camberwell.

3789. Do you know what occupations the Irish follow?—They come out of the population which is described to me as labourers, mechanics, charwomen, machinists, waiters, &c.; a miscellaneous lot of poor working people.

3790. Do you propose to build three miles off for this population?—We did propose it, but the inhabitants would not hear of it. We are a representative body, and they insisted upon our abandoning the scheme.

3791. Are they still in favour of building near the Cattle Market?—I thought it would be so much better for the people to go out into the pure air.

3792. You did not consider their convenience with regard to following their occupation?—The workmen's trains and the tram cars run very early at a very low rate.

3793. With regard to the loan you have had, is it still a temporary loan from the Bank of England?—Yes.

3794. Can you tell the Committee the terms upon which that is borrowed?—Four per cent.

3795. Is it lent to you for a fixed term?—No, it

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it is only temporary; we can get rid of it in a week; we are going to the public shortly for a loan, and we hope to do better than that. We have a good example before us; we do not like four per cent.; the Government asked us $4\frac{1}{4}$ per cent., but we could not afford it.

3796. Did you ever try elsewhere than the Bank of England?—I daresay we have made inquiries, but we are safe there; they are very good to us in case of need.

3797. You mean that they will not raise the rate?—That is what I mean.

Mr. Brodrick.

3798. You do not seem to regard it as likely, even if you could build shops underneath, that it would be a very paying business?—It might pay a speculator, but we are driven to take a very low rental; it will never repay the ratepayers.

3799. Have you considered whether it would be possible upon this site to erect a portion as warehouses, and yet accommodate the same number of people?—No, I should hardly think so; it is hardly large enough; there is not three acres of it altogether.

3800. Then to reinstate that number of people it is impossible to do it in a way that will repay the Board?—It is impossible to devise any way to get that accomplished.

3801. You suggested as an alternative buildings some distance off?—Yes, we did.

3802. If you let the present site off to the best commercial advantage, without consideration of the Act at all, could you make it a very paying speculation; should you have a large surplus over?—No, even then we should have a great loss; but we were compelled to abandon it by a great many citizens, who insisted upon having the people back.

3803. Do you purpose to build at some distance off?—We did propose so to do.

3804. And you say, in support of that proposal, that workmen's trains would bring them in in good time?—Yes.

3805. Can you tell the Committee what the diminution of rent would be to pay a man for coming in to his work in the way you propose, per week?—It is a penny a journey that the man pays, I think; it is something like that.

3806. About fourteen-pence a week?—Something of that sort, it is very small.

3807. I suppose, practically, the difference between what you could erect buildings for and let them on this site, if you had not to consider the requirements of the Act, and for what you could build them upon another site and let them, would not be greater than the expense of coming in in that way; would the poor man be the loser or not?—I do not think so.

3808. He would be a loser of convenience of situation, and so forth?—Yes; I have heard of a visitor going to a family, who had moved out from one of these courts, and saying to the woman, you must find it very nice in the fresh air, it is pleasant and healthy for you, and the answer was that there was no nourishment in the air; she could never smell a cabbage or anything; she missed the dirt of her court; the poor

Mr. Brodrick—continued.

people cannot endure the fresh air; we have such an extraordinary class of people to deal with, they will not thrive in fresh air, they want to be in the dirt.

Mr. Cropper.

3809. How long have you been connected with this work?—I have been in the Commission of Sewers about 12 years.

3810. How long is it since you first began to have houses pulled down under your inspection, and the property cleared?—Since 1877.

3811. Looking at what remains and what is done, do you foresee, if things stand as they are, a great deal of similar work before you; are there many areas which must be cleared?—There are several in the City. We make a return from time to time of the position of those matters. We have not done all our work yet, but we are holding our hand.

3812. Waiting for the reconsideration of the Acts?—Yes.

3813. Do you see a great deal of expense still to be incurred if things are left as they are?—I think so.

3814. And, as I understand, you feel that nothing can be done about the past; the money is thrown away?—Yes.

3815. But you have some idea that money might be saved for the future?—I think so, in dealing with any future areas.

3816. In looking to the property which you have seen pulled down, have you known the cost price of any of that property to the people, from whom it was taken in this way?—I suppose that the arbitrator went into all that.

3817. Do you happen, personally, to know it, because some of the witnesses have given no illustrations of what this property really cost?—I have not prepared myself with figures of that sort, I have accepted it as 2 l. a foot.

3818. Is it your opinion that the houses were bought and sold previously at very much lower rates?—Yes, I think the science of compensation has been put into operation there very greatly indeed.

3819. You cannot give us any figure upon which you have furnished an opinion as to what the difference has been between the natural supply and demand and the forced compensation?—No, I have avoided going into it because it is all past. We cleared our areas under the 1875 Act; since then there has been some relief in the arrangement, empowering the arbitrator to make deduction.

3820. Is there in the centre of the City an actual need for houses; there are not many to let, are there?—There are immense numbers of warehouses to let.

3821. But I refer to the cottage houses and dwellings?—I do not think we have many of the artisans' and labourers' dwellings to let in the City.

3822. You think not?—I am not aware that there are.

3823. Not in the dense part of the town?—I have endeavoured to keep my mind within our own boundary, because I thought we should help the Committee more.

3824. In

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3824. In your own boundary you do not think there is much to let?—There is not much for poor people to live in; they cannot get anything to live in.

3825. And there are very few empty?—There are plenty of warehouses and offices empty.

3826. But not dwelling-houses?—No.

3827. Do you think that a better result would be obtained, and expense saved, if you could build, or the authorities could build, instead of merely selling the land for speculators to build on?—Whenever a public body like ours undertakes to build, it costs us half as much again as anybody else.

3828. You said that many of the people resolved to have the inhabitants back again?—I was astonished to find how we were beset.

3829. Was it authoritative?—They memorialised us, and we were threatened with another memorial from the other site.

3830. Who pays the loss?—They are all ratepayers.

3831. Is it not spread over the whole of the ratepayers of the metropolitan area?—Of the City only.

3832. As I understand, your memorial is only from a very small neighbourhood; it is not what you call a City memorial?—These are the people affected; they are the surrounding people; from the midst of these people we take away a population, and they say, give us back the people.

3833. They are not the people who have got to pay this enormous sum, are they?—They paid something towards it.

3834. But a very small portion; it cannot be looked upon as a memorial representing the ratepayers of the City?—No; still we are bound to consider the people.

Chairman.

3835. I believe you have been threatened with another memorial coming from another ward?—We were told they would come up from Cripple-gate and other wards.

Mr. Cropper.

3836. Are they in any way representative, because memorials may be got up from very few people; it is not a memorial from the wealthy ratepayers of the City, is it?—There was a debate on this subject in the commission, and a resolution adopted that we must abandon it.

Mr. Rankin.

3837. I think you said that the citizens of London were against the removal of any part of the population; could you tell the Committee whether they would be against the placing of shops under these houses; would it cause any competition with their trade?—I thought of it at the time, but I cannot say that it would.

3838. Did they give any expression of opinion upon that point?—No.

3839. Do you think that you could over-ride any difficulty that might arise in their minds upon that point?—I should think so.

3840. Do you not think it would be advantageous to have the lower floor of the buildings

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Mr. Rankin—continued.

as shops?—It is the only way out of the difficulty to enable us to get reasonable tenders.

3841. I think you said that the cost of clearing the area was 240,000 l.?—Yes.

3842. What is that in the pound over the rateable area over which the cost is spread?—We are rated at something over 3,000,000 l.

3843. Then that 240,000 l. comes out of the 3,000,000 l., does it not?—Yes; over 3,000,000 l. is the rateable value of the City.

3844. You also said, I think, that it would have been cheaper to have given each of these persons 100 l. or 150 l. to set them up in business elsewhere, and also that there were 1,734 persons; I find that is very near the case; it works out at 160 l., and, with interest, your money would very soon amount to that?—Yes.

3845. Are these people capable of taking to any other occupation, and of being set-up somewhere else?—Some are, and some are not; but it is given rather as an illustration of the expensiveness of the work than of any possible mode of dealing with the people.

3846. You do not think it a feasible plan?—No, but it was a way which struck me as showing the extreme costliness of the operation.

3847. Would these people go anywhere else if a place were offered them?—Probably not. It would be a speculation for me to say either yes or no to that question.

3848. Can you tell me whether the people in that district are fully occupied, if they like to be so?—Some of those who used to live there were fully occupied, but they were very miserable wretched districts to go through.

3849. Do you think that they are in any way required, or are beneficial to the trade of the neighbourhood?—To some extent, yes; but their place will be filled up when the buildings are put up, with another class of persons; it seems to me that we circulate the poor. These are all gone, they have settled somewhere else, and another lot will come in, and we keep the poor stirred; we do not take a woman out of a dirty room and put her into a clean one, we send her away; she is gone and another person comes and has a clean room; I am afraid that is the working of it.

3850. Do they not get into better rooms where they go to?—I hope so, and I should think they do to some extent.

3851. Is the population which comes back again into these new buildings more beneficial to your neighbourhood than the population which has left it?—They have not come yet, but we hope they will be when they do come.

3852. Do you know anything about the education of these people's children; had you any School Board difficulties in getting them to school five years ago?—I should apprehend very great difficulty.

3853. Is there any improvement at all visible in the children of these people since the Education Act came into force?—All I can say is, that the area is cleared.

3854. Do you know anything about them generally?—No, they are spread.

3855. Do you think that without getting improved dwellings there is any hope of this class

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Mr. ASHBY.

[Continued.]

Mr. Rankin—continued.

of persons improving in the social status simply with the means at present in existence for improvement?—I should think that the ordinary law of supply and demand would meet it, but still there is the Act of Parliament.

3856. I do not think you quite understand my question; of course we all know that providing better dwellings is one of the best means of improving the social status of any neighbourhood, but there are other means existing, education being one of the foremost, and I ask if these people are not put into better dwellings, is there any likelihood of their improving?—No, I think it is self-evident that if they are left in dirt and squalor in their dwellings they cannot very well rise.

3857. But there are many Acts of Parliament to prevent, as far as possible, unhealthy conditions of life, besides the Artizans Dwellings Act; those, you think, are not sufficient?—I like the operation of Mr. Torrens's Act, and that class of Act; but, of course, it will not improve the narrow courts always; it is not always sufficient.

3858. And you think that, if these Acts of 1875 and 1879 could be put into proper force, it would be very beneficial to the people, and to the neighbourhood?—I should think its tendency would be beneficial, but I doubt the policy of legislating on the subject.

3859. Why?—We are providing dwellings for a certain class of people, artizans and labourers, who are very well able to pay sufficient rent to make ordinary trading transactions profitable. However, I do not wish to take a political view of it, but rather the social one.

3860. You said, I think, that you detested the barrack system?—Yes.

3861. Why do you do that?—It is piling the people up; I can fancy what will happen when the small-pox breaks out in one of those blocks. I do not like the lofty piles of buildings.

3862. Would you have any objection to them if they were completely separated into separate apartments, so as not to have any inter-communication; does your objection go to that extent?—Mine is only a whimsical objection, perhaps; but I do dislike them.

Mr. Holland.

3863. With reference to these people who have gone to Tottenham, Peckham, and Camberwell; I rather gathered from your evidence that you did not know much about them; do you know whether they still continue to work in the City, and come into their work from Tottenham and the other places?—I think that it is not possible to get any correct statistics of that sort.

3864. Do you know what class of person it was that went there; were they of the labouring and artizan class, or of the dealer's class?—Not the dealing people; those Jew dealers and Irish dealers have gone along eastward, Mile-end, Bow, and so on.

3865. Those are the people whom you say would come back if they could?—The dealers, my inspector thought, would very likely come back. Among the Jews, they would like to get into the Jewish quarter again.

Mr. Holland—continued.

3866. Did any of these occupants receive compensation?—A large number did.

3867. On what scale?—I have here a statement by the solicitor: "The claims of 400 occupiers have been arranged and settled. I have settled with over 150 weekly tenants by paying them from 1*l.* to 15*l.*"

3868. That is 1*l.* for each year's tenancy, up to 15*l.*?—The arbitrator fixed it at about 462*l.* total, so that it is not much that went to them.

3869. Would it not seriously diminish the hardship of moving if a man got 5*l.*?—I should think so.

3870. With regard to the workmen's trains, I suppose that a large number of workmen of all classes come in by the trains into the City?—An immense number, I believe.

3871. Do you know at all what their occupations are?—I think every conceivable occupation; warehousemen, porters, messengers, clerks, builders, and plumbers, and so on.

3872. Do they find it convenient to do so; do they get their houses cheaper in the suburbs?—Yes.

3873-4. The extra cost of coming in, which is 1*s.* week, is still an advantage to them, is it not; and by economy in the rent, is saved?—Yes, and there is a great advantage in regard to health too. I know the case of a man who was foreman to a builder, who put up some buildings for me; the man set up for himself in a small way, and I have employed him in small matters; he rejoices, because he has a garden; he grows his roses and his pinks, and he rejoices greatly to find his family healthy, and he comes in every day to his business.

3875. He is a man of business?—He is a carpenter; he was foreman of carpenters, and he got into business for himself. It is just an instance of a working man living away, and enjoying it.

3876. How long does it take him to come in?—About 25 minutes.

3877. Then I gather rather that your opinion is that labourers and artizans can live in the country and come in to their work?—Yes, they can.

3878. And that they are doing it to a large and increasing extent?—They are doing so.

3879. And therefore you do not think that there are any reasons for making special accommodation for them in these central sites?—I think there will be always enough to fill whatever is done upon these central sites.

3880. You believe that the artizans and labourers could find lodgings without them; though, if the houses are there, they will fill them?—Yes.

3881. You seem to have been very much influenced by this petition from the shopkeepers. What was the date of clearing the site; was it 1877?—Yes. I had no particular sympathy with the petition, but it had the effect of rendering null and void our coming before Sir Richard Cross, as the Secretary of State; his labour and ours was thrown away, because it was a fact that the local ratepayers reversed what we had done.

3882. These

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[Continued.]

Mr. *Holland*—continued.

3882. These shopkeepers have been now four years without the people altogether?—Yes.

3883. Therefore, by this time, do you not think that the trade of their shops is accommodated to that state of things?—One would expect so.

3884. But you still think there would be a feeling in favour of having the people back?—Yes; we must go on, and try and get the buildings up, and the people there.

3885. I suppose you consider that, if you were able to sell the site for purely commercial purposes, you would receive a very much larger amount than if you sold it merely for shops and dwellings?—Yes.

3886. With regard to the rents which you obtain from shops, do you know what you receive from shops in the Farringdon Road-buildings?—I have not brought the figures with me, but I remember it being arranged that the shops should be, I think, between 70*l.* and 100*l.*

Sir *James M'Garel-Hogg*.

3887. I gather that the City brought in two schemes in 1877, and most of the land had been cleared?—Yes.

3888. In answer to one of the honourable Members of the Committee, you said that you considered there were other areas in the City which you think ought to be dealt with?—There are some others that the medical officer has taken first instance about.

3889. Could you give the Committee an idea of how many there are?—The Return made by us to the House of Commons is dated the 27th September 1880; this states the size of the area and the locality.

3890. That is in the Return that we have here, is it not?—Yes.

3891. Did your Committee visit these places?—I should think they did, all of them.

3892. Did they find them in a bad state?—I should think so; I recognise the names of some of these places.

3893. But, notwithstanding that these were represented by the medical officer, and that your committee thought them in a bad state, the Act was found expensive and unworkable, and therefore you stayed your hand?—That is exactly the position.

Chairman.

3894. This is the Return:—"The whole of these sites having been surveyed with a view to the formation of an improvement scheme, but the houses in Ashen Tree-court, Hanging Sword-alley, Dorset-street, Milton-street, Trinity-lane, Gravel-lane, Hencage-lane, King-street, Aldgate, have for the most part been re-built or put into repair. All the property in Half Moon-street has been pulled down for the erection of the Metropolitan Free Hospital, and Three King-court has been taken for the Metropolitan Railway Extension;" so that that disposes of a great many?—Whilst we have been waiting for the means of going to work, other parties have stepped in and taken the property away. The reason why we did not go forward was the extreme difficulty we found.

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Sir *James M'Garel-Hogg*.

3895. Have you any practical observation to make as to how you would reduce the expense?—I have no experience of working under the Amendment Act, 1879. We have not tried it.

3896. Do you consider that the amounts awarded by the arbitrator were excessive?—The result is excessive.

3897. Do you know that some of the arbitrators originally gave 1*l.* for every year; you have heard, I daresay, that recently appointed arbitrators do not deal quite so liberally?—I hope not, but what the poor people got was very little; it is what the scientific compensation-getters received; the whole art and mystery of getting improper compensation, and unjust and unfair compensation which we see employed whenever there is an improvement of any sort.

Chairman.

3898. You find that in all schemes, do you not?—Yes, we find it in all schemes, and it is this that makes one doubt whether it is wise to clear the areas in this way at all; it is a premium on evil doing; a man gets a reward for letting his property be condemned.

Sir *James M'Garel-Hogg*.

3899. After you get the area, do you find people trying to get possession of property for the express purpose of trying to screw something out of the local authorities?—Yes, we do, indeed.

3900. Then would it not be better for the poor people to get a certain sum for replacing themselves in different areas, rather than that the local authority should be obliged to let the land they clear for the purpose of erecting artizans' dwellings?—It would have been cheaper for us to do it, but I used that simply as an illustration of the costliness.

3901. As regards the character of these areas; you do not wish to say anything against the people, nor do I want to make you, but would you go on a visit to them without a policeman with you?—I am informed that the police did not dare go alone at night in some of the Golden-lane property. They were a very low class of people, and there were some thieves there.

3902. You said something about the people coming back again, that you understood that they would come back again from the places they have gone to, if there was any building re-erected. Down in Whitechapel, the people who were on the area to the west of the railway, were offered the opportunity of going into the Peabody-buildings, and we were told the other day that only 13 availed themselves of it; that does not look like their being very anxious to come back to the same spot?—No; but ours are in the middle of the Jewish quarter, and they would like to get back.

3903. I gathered that you consider the sum that was offered for that land, namely, 4*d.* a foot, as entirely inadequate?—Altogether. We are dealing with public property, and we ought not to take 4*d.* for 2*s.*, if we could help it.

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3904. Let

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[Continued.]

Chairman.

3904. Let me read the words of the Act of 1875 as to the question of compensation. I see that the words are as follows: "due regard being had to the nature and then condition of the property, and the probable duration of the buildings in their existing state, and to the state of repair thereof, and all circumstances affecting such value;" and I gather from your answer that you do not think that the arbitrators have had due regard to the nature and the then condition of the property?—I ought scarcely to say that, unless I am prepared with figures to support it. I rather look at the result, and I say that the scheme makes us pay so much, whether fairly or unfairly, and it is too costly a bargain. I must not go into what the arbitrator did, unless I arraign his judgment on a particular case; I should want facts.

3905. But you cannot get an aggregate wrong, unless the individual items of which the aggregate is made up are wrong?—I can only say, looking at the figures, that I think we have got a very dear bargain.

3906. Do you approve of the provisions of the Act of 1879, that "if the arbitrator is satisfied" that "such house or premises was at such date as aforesaid, or either of them, a nuisance as aforesaid, he shall then determine what would have been the value of such house or premises supposing the nuisance to have been abated;" do you not think that that is a step in the right direction?—I think it is; it certainly takes away part of the possibility of a man, who ought rather to have his property confiscated, getting rewarded for it.

3907. And do you think that probably we might now go a little further, and state more specifically, in some Act of Parliament, what should be the nature of the compensation to be given for these wretched houses; you would like it carried still further, if possible, would you not?—Yes, certainly.

3908. Have you ever put in force Mr. Torrens's Act in the City?—Yes.

3909. And have you found it very useful?—Yes. We should have done more under this Act, perhaps; but we have been able, as it is, to work under it, and have done a great deal of good.

Sir James M'Garel-Hogg.

3910. Did the Corporation impose any special conditions when they endeavoured to let the

Sir James M'Garel-Hogg—continued.

land?—None very special. Our conditions were submitted to and approved by the Home Secretary.

3911. The conditions were that they were to use so many yards in a certain way?—There is one particular part of it of which we should like to be relieved, where it says that the buildings shall not be put to any other use than the housing of artizans.

3912. But you have special conditions inserted in the tenders?—Yes.

Mr. Hollond.

3913. As to the cost of the Farringdon-road buildings, you said the land was taken at a low figure; do you know what the figure was?—I forget the figure. My impression is that it was taken altogether on a different basis to this.

Chairman.

3914. But was there not a very great deal of waste land there?—Yes; there was a piece belonging to the Corporation, which we put apart to build on for some of the dispossessed artizans and labourers.

3915. When was that?—Many years ago, when the Holborn Valley improvement was going on. We were bound, under the Holborn Valley Improvement Act, to put up dwellings, and we have done it.

Mr. Hollond.

3916. You consider that that site now would be much more valuable, do you not?—I should think so; twice the value at which we put it then.

3917. Can we have the actual figure?—I can send the information to the Committee.

Mr. Courtney.

3918. That was before the Metropolitan Railway was made, was it not?—No, not before; it was since then, I think.

3919. Were the buildings put up since the Metropolitan Railway was made?—Yes, I think so.

Mr. CHARLES GATLIFF, was called in; and Examined.

Chairman.

3920. WHAT was the name of the Company with which you are Associated?—The Metropolitan Association for Improving the Dwellings of the Industrious Classes.

3921. Have you been employed by that association from its commencement?—From its commencement in 1841, and since the granting of the Charter in 1845.

3922. How many buildings have you put up;

Chairman—continued.

how many people do you house?—We house at the present moment about 6,000.

3923. What class of people are they?—Fully 200 different classes.

3924. Are they labourers or skilled artizans?—They are all classes.

3925. What are the rents of your houses?—The rents vary from 2s. 6d. per week to 9s. per suite of rooms; 2s. 6d. for a single room,

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[*Continued.**Chairman—continued.*

room, and varying up to 6 s., 7 s., 8 s., or 9 s. for suites of three and four rooms.

3926. Two shillings and sixpence is the least you let for?—The least that we let for is 2 s. 6 d., and that includes one room and a scullery arrangement; in fact, it is nearly equal to two rooms; we have a scullery arrangement, including a water-closet, and sink, and coal bunker in a separate room, attached to each suite of rooms.

3927. Of what kind are the poorest class that come to you?—This is a list of the different trades, 200 in number, but the particular occupations of those renting different rooms I am not prepared to say. You have there 200 different classes that are brought into the tenements. (*The Return was handed in.*)

3928. Could you tell us by this, which you call the lowest class of people you have, what are the wages of your lowest class?—We do not inquire into the wages of our tenants.

3929. You do not ask them practically, but you can form a very good notion in your mind, can you not?—I should put them as low as 15 s. or 20 s. per week; and there is this to be said also, that other members besides the head of the family may be bread winners there; we have found that to be the case.

3930. That is very often the case, is it not?—It is frequently the case that the wife, and probably one or two of the children, earn money.

3931. Is not that the reason why some are housed in the middle of the town, and not sent to the outskirts?—Not exactly so, I think.

3932. Why is it?—Because we have found it in practice for 16 years, that they will live at Beckenham, seven miles from London, and come in to their work every morning, and return at four or five o'clock in the afternoon, because they prefer it; they have a small piece of garden; there are 168 detached cottages, and we have prohibited the letting to people having occupation in the neighbourhood; we restrict them to people having occupations in London, and we have found that to answer since the year 1866.

3933. How many dwellings of that kind have you?—One hundred and sixty-eight.

3934. What is the rent of those houses?—The rents are 7 s., and 7 s. 6 d., and 8 s. a week.

3935. For how many rooms?—For five or six rooms each.

3936. Is that your higher class?—I have the class of tenants; they are of 60 different trades who live in the cottages, and they are of the ordinary trades in London.—(*The Return was handed in.*)

3937. Whereabouts are your buildings, as a rule; in what part of London?—In Spitalfields; in the Farringdon-road; at the back of Regent-street, in Piccadilly, or rather in Mayfair; in Shoreditch; at Stoke Newington; in Bermondsey; in the Old Pancras-road, and at Dockhead.

3938. And have you any in Chelsea?—We have them in 15 different localities; in Pimlico, Gatliiff Buildings.

3939. Do you find your tenants stay with you any length of time?—Yes, I have some who have been for 30 years in Pancras-square; that was opened in 1848.

3940. Are any of your rooms empty?—Occa-
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Chairman—continued.

sionally that will arise; but the greatest punishment we can inflict upon our tenants is to send them away.

3941. Do you find any difficulty in letting your rooms, or are they almost always occupied?—They have always been occupied hitherto.

3942. Are you still going on building?—We are at the present moment, but we shall stay our hands for the present; there is so much done by speculative builders, as well as by the number of companies established for this object.

3943. Sir Sydney Waterlow and others?—Yes, and the Peabody Trustees. I have a list of 30 or 40 people who are engaged in this work at this moment; but speculative builders are taking it up, to a considerable extent, and the working classes of London now are resorting to the country to live, very much.—(*The Return was handed in.*)

3944. Have they begun to do it since the tramways, and the underground railways have come into use?—We set the example at Beckenham, and since then it has been extending. The railway fares are considerably reduced, and that facilitates it very much. Our tenants at Beckenham pay 2 s. per week in addition to the rent; the accommodation that we give them is worth more than they pay; but we have to make an allowance for the heavy railway charge.

3945. Their real rent is 9 s., or 11 s., with the 2 s. per week which they pay for the railway fare?—Yes; on the Eastern Counties they carry them 10 miles for 1 s. a week.

3946. There and back?—Yes, to Enfield, 1 d. a journey.

3947. What kind of buildings do they get to live in there?—In Stamford-hill and Tottenham; they are a very wretched class of buildings; I have been over those. And then, in Tottenham parish, they are very badly built; but there is a return here of the medical officer of the Board of Health of Hackney, in which he states that plans have been approved for 15,500 houses, and that these were occupied; and a late return increased the number of houses by 2,700. Since 1875, 18,000 houses have been built in Tottenham parish, of one kind or another.

3948. What class of houses are they?—A great number of them are for the working classes.

3949. What sort of rents would they pay?—From 8 s. to 9 s. per week. Then they are made to accommodate two families; there is a ground-floor and an upper floor to let off.

3950. Have you any supervision of the people in your buildings?—Yes.

3951. Is there a man living in each block?—Yes, I have six or seven army pensioners, and one or two policemen who are in receipt of pensions; and I find the greatest benefit from them.

3952. Do you find that any of the people object to any kind of supervision at all?—None whatever; the proper characters.

3953. And the other characters you will not have?—The other characters we should not have.

3954. What inquiries do you make when people want to take any of your rooms?—It is the duty of the superintendent to go to their former lodgings to see what state they are in, and to make
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Mr. GATLIFF.

[Continued.]

Chairman—continued.

the usual inquiries as to respectability, and to the ability to pay rent.

3955. The observations you have made hitherto would only apply to people earning 15 s. and 20 s., and upwards a week?—Yes.

3956. Have you any suggestion to make as to how to deal with persons earning under 15 s. per week?—That is a more difficult question, and I am inclined to think that they must be cared for in this way; that there should be a body of Commissioners to supervise how the dwellings are built, and how they are kept in repair. I do not know how that class are to help themselves.

3957. But are there not a very large number of people in London who do not earn more than 15 s. per week?—There is no doubt of that.

3958. What kind of places do they live in at the present moment?—It is very wretched accommodation; I was over the site in Dock-street, before it was cleared, and since the new buildings have been erected in Glasshouse-yard, Ratcliff Highway; I knew that property before it was pulled down.

3959. You say these people live in wretched places at the present moment?—Yes.

3960. You do not recommend that they should be allowed to remain there; do you?—Certainly not; for that purpose, I think it advisable that the Artizans' Dwellings Acts should remain in force, and those, coupled with Mr. Torrens's Act, if the people are well-looked after by three commissioners appointed for that purpose, would, I think, do. But I think the Metropolitan Board of Works have already their hands full; I do not see how they can carry it out; it requires large personal supervision.

3961. Nobody means, I imagine, that the Metropolitan Board of Works are to house these people?—No; but it might be some charge upon the parish; I think the parish is compensated by the improved rates and assessment of the houses occupied by the class of persons earning 15 s. per week and upwards.

3962. Are you of opinion that there is room for all the Acts at the present moment?—I think so.

3963. Has your attention been directed to the Artizans' Dwellings Acts?—Yes.

3964. Have you any suggestion to make by which they could be amended?—I think they want alteration to a considerable extent.

3965. In what way?—As to the number of advertisements, and the number of awards that are made.

3966. You think the machinery might be simplified?—Exactly so.

3967. But you have not gone into it so carefully as to enable you to make any practical suggestion?—No.

3968. Could you tell me anything of the health of the people living in your dwellings?—The death-rate is one-third less than the rest of London; it has been so for the last 15 years.

3969. You heard the last witness express an opinion against these blocks of buildings, and he stated that he thought that if an epidemic of small-pox broke out, it would spread through the buildings; would that be the case, in your opinion?—No; we have had cases of small-pox lately in

Chairman—continued.

that last block of buildings, which are the most crowded buildings, but it has not spread; timely care has been taken.

3970. Are the tenements separate and well-ventilated?—They are well ventilated; the staircases run entirely through the buildings; I have the plans here; the outer door of each dwelling opens on the staircase through which the air passes.

3971. Have you ever had a fire in your buildings?—Nothing of consequence; they are fire-proof, the rooms are so devoid of furniture, and so small, that it has never spread.

3972. When the fire has broken out, it has never spread beyond the room?—No, it has never spread beyond the room.

Mr. Hastings.

3973. Can you tell me, from your experience, whether in any case of the clearances of these rookeries, of which you are speaking, where these low characters live, any attempt to get the inhabitants into really good dwellings has succeeded?—That I cannot state, of my own knowledge.

3974. I believe you have never had any instance of that sort in your buildings?—I cannot say that there has not been a case of a tenant coming; we might trace them to the particular buildings at some time or other, but we do not do it; they may have come from those buildings, and in all probability they have done so to some extent. I think clearing those buildings away is a great advantage; they then get separated, and they go where they like. In the clearances made by the Midland Counties Railway, adjoining their station, there are 10 acres of houses cleared away; many of the tenants have gone out to Stamford Hill and Tottenham. That happens to be my neighbourhood, and I see these people going to their business every morning.

Chairman.

3975. Do you think the breaking up of the nest is a great advantage in itself?—I think it is a great advantage.

Mr. Hollond.

3976. Do you think an advantage has resulted from dispersing the population that previously lived in the places and not rehousing them on the same spot?—No, I think both came into operation; some go into the houses in the immediate locality, but then a good many of them go into the country; the trades of some will compel them to be nearer their work. Now I have an instance in Golden-square, Regent-street. I have 40 or 50 tenants there; tailors, who take their goods home to Regent-street, and dine with their families, which is a great accommodation, and they are kept out of the public-house; but with other trades, of the 200 trades that we have, some will avail themselves of one locality and some of another, but there is a growing feeling in favour of going into the country.

3977. Do you know of any model dwellings, if I may use the expression, where the rent is low enough

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[Continued.]

Mr. Hollond—continued.

enough to accommodate persons whose wages are under 15 s. a week?—I do not know of any; that is the great difficulty with that class of people.

Chairman.

3978. Have you ever visited any of the very small tenements erected in Glasgow, under their Improvement Act?—No, I have never visited them in Glasgow.

Mr. Hastings.

3979. With regard to this housing of some of your people in the country, which seems to me to be admirably done, I think you said you had 168 houses?—Yes.

3980. If you had many more than 168, do you think you would find tenants for them?—I have no doubt we could; I am not an advocate for having too many in one locality, but for dwellings in the country, tenants could be found, decidedly.

3981. You think if that sort of accommodation were considerably increased throughout the outskirts of London, it would tend to provide for a large portion of the population, whose occupations are in London itself?—I think it would; if facilities are given by the railway companies, putting it at 1 s. a week; they charge a penny for 10 miles; a penny in and a penny out.

3982. Is that about the cost of the railway fare for your tenants?—No; to my tenants it is 2 s. a week; with the London, Chatham, and Dover, it is not compulsory, but the railway companies object to it; they allow them to go by any of the trains after four o'clock, and if the workmen cannot find room in a third-class carriage, they go into a first-class carriage; go they will; to other passengers it is attended with great inconvenience, but it is beneficial to themselves.

Mr. Hollond.

3983. Do you consider that your cottages at Beckenham are quite as popular as the houses you built in London?—Yes, I do.

3984. And you have no difficulty in letting them?—None whatever, but we restrict them to people employed in trades in London.

3985. You said just now, I think, in answer to the honourable Chairman, that your association was rather staying its hand, and was not continuing to build at the same rate as in the past; that is so, is it not?—Yes.

3986. Can you give us any reasons for that; do you think the supply of dwellings is overdone, or is it sufficient?—I think it requires consideration at the present moment; I have here a list of 27 agencies that work public companies, and private individuals, who have given accommodation in 11,000 sets of dwellings, and the Peabody trustees are now engaged in spending 600,000 l. further, in building a considerable number of dwellings; but it is speculative builders who are going into it to a considerable extent. Messrs. Sutton and Dudley have been building in Albany-road, Camberwell, the Palatinate, New Kent-road, Gurney-street, New Kent-road, 0.105.

Mr. Hollond—continued.

Pollock-road, Rodney-road, Minton-road, Mads-well-street, Camberwell, Millais-street, Camberwell, Holmby-street, Camberwell, Surrey Garden's Estate, Walworth, Manor-place, Walworth, Sturgeon-road, Walworth. Mr. Hobbs has recently spent near 200,000 l. on the site of the old Queen's Bench Prison; that has recently been purchased by the National Model Dwellings Company, a new company recently formed, with a capital of 500,000 l. to buy up those buildings, and any others that may be built. Mr. Hobbs is going on with his buildings. Mr. Hoxtsol is building a large block in Liquorpond-street, Gray's-inn-lane. Then at Stamford-hill, in Tottenham parish, I should think there are 20 or 30 speculative builders at work there. At Forest Hill they are at work, and it so happens that in my own office, just before I left, the builder was there, and he said they were going on with their buildings in flats, two or three storeys high, similar to what we have finished; it is becoming a mania for that kind of investment.

3987. Where have they been building two or three storey houses?—At Forest Hill and at Stamford Hill, and in Tottenham parish.

3988. From Forest Hill, have they workmen's trains?—I do not think they have.

3989. I believe it is only on the Great Eastern that they have workmen's trains?—It is only upon the Great Eastern that they have them upon those favourable terms, but it has facilitated the work very materially; we have laboured under a disadvantage at Beckenham for the last 15 years.

3990. You think it would be a great advantage if all the railway companies feeding London were compelled to have workmen's trains in the same way as the Great Eastern, as far as the population of London is concerned?—Yes, that would take the population out; and to a certain extent that is advisable; the two things must be put in operation together to meet the requirements.

3991. With regard to your own dwellings in London, do you know at all where your people generally work; do they generally work in the neighbourhood in which they live, or have you several instances of people living at Pimlico and working in Westminster?—No doubt they do; we do not ask them, but I could ascertain the fact from our superintendents. I can get anything from them, but I have no doubt that they go a mile or two or three miles to their work, in the same way as those living in the country do; I think I can obtain that information for you.

3992. What do you consider you can afford to pay for sites in London?—We are paying 6 d. a foot; 4½ d., two thirds of a penny, and 1½ d., and we can afford it; but there are other things which govern us in selecting sites and in paying rents; many of the sites offered to the Peabody trustees would not have suited us, because they have been clogged by conditions that no commercial men could submit to. We deal with it simply commercially, before any undertaking is gone into; I get out a trial sheet of the probable returns, and act upon it.

3993. What

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[Continued.]

Chairman.

3993. What condition are you speaking of?—The conditions that were circulated; there were conditions circulated by the Metropolitan Board of Works.

Sir James M'Garel-Hogg.

3994. With the approval of the Home Secretary?—Yes, this letter was sent to me by the Metropolitan Board of Works.

Chairman.

3995. What kind of conditions do you object to?—That we should be bound by all rules and regulations made or hereafter to be made.

3996. By whom?—By the Secretary of State, that would simply extend to fixing our rents at any time.

3997. The Secretary of State would have no power to make any condition after the scheme had once left his hand, would he?—Those were the terms of the lease we were to sign.

3998. But the Secretary of State has nothing to do with it after he has approved of the scheme, has he?—I referred to the Secretary of State; if we had signed those conditions, this would have been one of the conditions inserted in our lease, and the Secretary of State for the time being would have been able to come in and alter our rents. "All rules and regulations made or hereafter to be made."

3999. The Secretary of State, under the Act of Parliament, had the power, and was also bound, to approve of the scheme of the buildings that were going to be erected, in order to see if there was sufficient accommodation, and that they were suitable buildings; that is all the Secretary of State had to do?—I have not a copy of the original scheme.

Mr. Courtney.

4000. You were saying that, according to the conditions laid down by the Metropolitan Board of Works, one condition of the acceptance of land from them would be that you would be bound to follow the rules and regulations that might from time to time be made by the Secretary of State?—Yes.

Mr. Hollond.

4001. Is there any other condition that you would also object to?—The supervision by the surveyor to the Metropolitan Board of Works, we do not submit to.

4002. What is that condition?—"The number of rooms: 30 single rooms; 221 double rooms; and 46 sets of three rooms; such size, form, elevation, decoration, and other proportion, height, mode of construction, materials, external and internal arrangements and fittings of a general character as shall be approved by the board before the commencement of operations." We employ our own architect, and we should not trouble ourselves about the Metropolitan Board of Works, but act independently. As a commercial body we are bound to do so.

Chairman.

4003. As the honourable Member has been asking you about the conditions, I think we had better have them all at once?—They are all of that character.

4004. Is there any other special condition that you wish to bring forward?—No; I think not.

Sir James M'Garel-Hogg.

4005. Did not we ask your opinion upon these conditions?—No.

4006. Were not they sent round to you?—No, certainly not.

Mr. Hollond.

4007. With regard to the price you pay for land, is 6*d.* a foot for the freehold?—Whether it is freehold or leasehold, it is reduced to the cost per foot by calculating the freehold at 4 per cent., or 25 years' purchase.

4008. That is not the annual cost, is it?—That is the annual cost in the shape of rent.

4009. That is the capital cost; it is the rent we have to pay for the land.

4010. And 6*d.* a foot is the highest you have to pay?—Yes, that is in Ingestre-buildings; we are paying there at the rate of 6*d.* a foot; at Farringdon-road we are paying at the rate of 4½*d.* a foot, in Gatliff-buildings, that is exceptional, because the late Marquess of Westminster lent the money to erect the buildings, at a low rate of interest, but that is a farthing and one-fifth of a farthing a foot; at Pancras-square we paid two-thirds of a penny; that belongs to the Brewers Company.

Chairman.

4011. But can you make 6*d.* a foot pay?—We can, but we shall form an opinion for ourselves as to the surroundings. In Regent-street we can get better rents, and we stand there at 1*s.* 6*d.* per family per week, because they can pay better rents.

Mr. Hollond.

4012. Do you think 6*d.* per foot would be the utmost limit you could pay?—I think so, certainly.

4013. Have we the particulars of the cost of your buildings?—Yes.

Mr. Rankin.

4014. Do you find that, as a rule, your operations are profitable?—We have paid 5 per cent. dividend for the last seven years. We are restricted to 5 per cent. by our charter.

4015. You have stated that the rents of your cottages and gardens in the Alexandra Cottages, Beekenhams, Kent, vary from 7*s.* to 8*s.*; have you any lower than 7*s.* a week?—We have nothing lower than 7*s.* a week.

4016. Do you find men who only get 15*s.* or 20*s.* a week, ever take dwellings of that rental?—We do not inquire into that; I am not prepared to answer that question; the criterion is that the man pays his rent, and I think that these people will

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Mr. Rankin—continued.

will strain a point and pinch themselves in other things, to get a healthy home, whether in town or country. The greatest punishment we can inflict upon them, is to turn them away.

4017. Is it your experience that people like to go into the country?—My greater experience is in reference to town people, inasmuch as we have 1,000 families in town, and only 168 in the country; but they do go into the country, and from what I have seen of the number of people at the railways stations, I think that they prefer going into the country, and I was very glad to see it.

4018. Price for price, you think there would be no difficulty in getting people out of the town into the country?—You get a very great many who want both sorts of accommodation; some will be in favour of remaining in town, and some will be in favour of going into the country.

4019. What sort of tenancy have the people who go to your country houses, are they monthly or yearly tenants?—They are weekly tenants, with rents paid in advance.

4020. What sized garden ground do you allow your cottages?—Twenty feet frontage by 90 feet depth, semi-detached.

4021. Is the garden 40 feet wide and 90 feet deep?—No; that is the piece of land upon which two cottages are put of a similar size; they are semi-detached.

4022. Are any of your country buildings built in blocks, or are they separate cottages?—They are all semi-detached.

4023. Have you ever tried the plan of allotments for gardens in these country places?—No.

4024. Would that be less expensive?—No; our object has been, according to our charter, to erect dwellings.

4025. Have you never considered that a bit of garden is a great help to working men?—That is what we have done.

4026. When you have gardens in allotments you escape the expense of putting up divisions, and fences, do you not?—I do not agree with that. My experience of these 168 cottages is that they require the fences, and that they will trespass upon each other if they are not fenced off, and it is with some difficulty that I keep dogs down, and poultry from trespassing, and one thing and another; the fences would be required.

4027. Do you know whether the people living in the cottages grow vegetables for sale, or do they consume them all themselves?—They consume them all themselves; they have not sufficient ground for that. They have a flower and vegetable show amongst themselves, and prizes; and I think that that has an attraction.

4028. Would it not pay you to allow them a little more ground so that they might grow more vegetables, and even fruit, and bring it to market with them and sell it in London?—That would be against our views; our views have been that the tenants should work in London, and go out to get the benefit of the air; we do not build for people in the country.

4029. I suppose the man's wife and children

0.105.

Mr. Rankin—continued.

might do a little work whilst he is away, and he might work, as many people in the country do, in the evening, after he comes back, and eke out his wages to a large extent; would not that be possible, and compatible with your system, and give the men a considerable increase to their wages?—If we built more cottages, I think it would enter into consideration; I have not given it that consideration. No doubt they could grow fruit if we gave them sufficient land for it, but the rent must be increased.

4030. You said that the health of your people was very good on the whole?—Yes.

4031. Do you find that the character of the people improves after they have lived there for some time?—I think it does, because we can select them, and eradicate the bad tenants. I have done so. Some years ago we had an illicit still on the top floor of a six-storeyed dwelling; it was discovered, and the man turned out. An old exciseman, on the ground-floor, smelt the wash.

4032. You have no experience of the lowest class of people for your tenants; you let to a better class, do you not?—Perhaps so, and we have raised them since they came to us; and there is one feature that we go into, and that is this, as regards large families. The ordinary owner of that class of property will not take large families; we never object to them; we give them plenty of water, and do the best we can with them.

4033. As a man who has known something of these commercial matters, do you think it impossible to let a cottage at 2 s. a week rent on commercial principles, and give sufficient room for a family to live in?—I have not gone into that question. Building is cheaper in the country, as well as ground rent.

Chairman.

4034. Is that so; we have evidence the other way?—Our buildings cost 30 l. per room at Beckenham, against 41 l. in London. Cottages certainly are built cheaper in the country.

Mr. Rankin.

4035. For the number of persons housed, is it cheaper to build them in blocks or separate cottages?—I should think it is cheaper to build them in cottages; building in London is much more expensive. In 1849 we built for 41 l. a room, and last year it cost us 61 l. a room, as against 34 l. a room at Beckenham.

4036. Is that taking into consideration the price of land?—No.

4037. That is for bricks and mortar?—For bricks and mortar only.

4038. Were they two-storeyed cottages?—Yes.

Mr. Cropper.

4039. Is this association a charitable association?—No, it is conducted upon commercial principles.

4040. It has been going on for 35 years, has it not?—Forty years.

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4041. The

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Mr. Cropper—continued.

4041. The association has been in existence for 40 years.

4042. Have you been in the association all that time?—Yes, I have.

4043. Your book does not represent simply your own work but all the work of the institutions with the same object, including Sir Sydney Waterlow's Company?—Quite so. You have got in the 33,000 the aggregate of the whole; what we individually have built were about 6,000.

4044. You have built 6,000, but your pamphlet represents the work done by the associations providing for 33,000?—Yes, that is in 1875, but at the present moment there is a considerably greater number provided for; there are 10,838 families, and reckoning those at five to a family you get between 50,000 and 60,000.

4045. In the Paper that you laid on the table you showed the cost of building without land?—Yes.

4046. Why does the land not appear in it?—Because I wanted to show the cost of the bricks and mortar only. Another reason why I did it was this: some are freehold where the land would be included, and that would cause a complication, but there is some property where the cost of the land is not included; that was my object in making the separation, to place the cost of the houses upon the same basis.

4047. Have you built upon any of the land cleared under the recent Acts?—No, we have not.

4048. Was it too dear?—Yes, it was encumbered in such a manner that we declined to take any of it. As a commercial body we felt that it would not be just to our shareholders.

Chairman.

4049. On account of the conditions?—Yes, we did not tender.

Mr. Cropper.

4050. Therefore as I understand it you feel that the Acts cumber the land with such conditions that they make it rather difficult for builders to use it?—I considered that hitherto the land was encumbered, but that the encumbrances are capable of being cleared away, and should be cleared away.

4051. But at present the Acts encumber the land with conditions which you find make it unserviceable to you as builders?—We should look very carefully into the condition before going into it. I may say it is more the conditions than the working of the Acts.

4052. Were the conditions imposed by the Acts?—They were sent to me by the Metropolitan Board of Works.

Mr. Courtney.

4053. But they are not to be found in the Acts of Parliament, are they?—No, I think not.

Chairman.

4054. The Acts of Parliament lay down that you must house a certain number of people?—Yes.

4055. Do you object to that part of the conditions?—Not at all, if it is carried out

Chairman—continued.

advisedly, with this exception that I do not think it is for the advantage of the working of the Act that it should be confined to these particular purposes.

Mr. Cropper.

4056. We are considering the working of those Acts, and as I understand you find that the land cleared under those Acts is not suitable to you for building purposes?—We have not dealt with it hitherto.

4057. Because there are certain conditions which embarrass you as builders?—Yes.

4058. Are the conditions imposed by the Metropolitan Board of Works under the Act?—By the Metropolitan Board of Works.

4059. You cannot distinguish between the condition imposed by the Acts, and the condition imposed by the Metropolitan Board of Works, can you?—Yes, I can. The conditions that I object to were in a paper issued by the Metropolitan Board of Works and sent to me to obtain a tender. The conditions were inserted in that paper.

4060. Is one of the conditions that you object to that you should rehouse as many people as have been disturbed?—We did not think it well to be bound by it.

Chairman.

4061. You know the Acts themselves, I presume?—Yes.

4062. Are the conditions to which you object to be found in the Acts or in the circular of the Metropolitan Board of Works?—In the circular of the Metropolitan Board of Works.

4063. Now I want to ask you about the buildings put up by speculative builders; are there many of them put up by building societies?—No, not those that I allude to; those are put up by private builders.

4064. Have you seen many of these rows of houses yourself?—Yes, I have seen all that I have referred you to.

4065. Are they now putting up houses which will be perfect in sanitary condition?—They are not as we should build them exactly, but they are a very great improvement upon the old ones; it is a mere matter of opinion.

4066. There is an inspection, and there are rules which the sanitary authorities insist upon, are there not?—I am not aware that the sanitary authorities insist upon them. The district surveyor under the Metropolitan Building Acts of course has the surveying of the houses that are now being built. I refer to those now in course of erection on the site of the old Queen's Bench Prison. Here there are buildings of five and six storeys high. I do not myself approve of all the internal arrangements of the buildings, but they are a very great improvement.

4067. But they cannot be passed by the surveyor unless such sanitary arrangements are provided as he thinks necessary?—He is satisfied with them, and no doubt will pass them.

4068. Do you feel the great importance of rehousing the population on the same sites that have been cleared?—No, I do not.

4069. Do you think they could be spread more widely,

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Chairman—continued.

widely, and do as well for their own trades and occupations?—I do.

4070. And that they like it just as well?—I should think so or they would not go. There is a site of 10 acres adjoining the Midland Railway that has been cleared; a good many of those have gone down to my own immediate neighbourhood of Stamford Hill, so that it has done good unhousing these people. I understand from the curate in St. Anne's parish, where they have gone to, that there are returned convicts there, some of the worst characters as well as some of the best.

Mr. Brodrick.

4071. Do you notice any perceptible diminution in the demand for your houses since the passing of the Artizans and Labourers Dwellings Act?—No, not since then particularly, not since 1875.

4072. Do you not consider that the money applied in that way by the Peabody Trust has rather competed unfavourably with you?—Most assuredly it has competed unfavourably. The Peabody Trust in their rents are competing unfavourably with us at the present moment; their rents are from 5 s. 3 d. to 5 s. 9 d. for three rooms and a scullery, whereas we are compelled to charge 8 s. and 9 s. to get the bare 5 per cent; they are unfair traders in fact; it is injuring us materially, and if I want to make any alterations with my tenants to raise their rents threepence or sixpence, probably they will say we will go to the Peabody-buildings; they are not far off, and I think you will have it in evidence that people have left existing dwellings to go to the Peabody-buildings in consequence of the rents being so much lower. They are at least 30 per cent. under the market, and they are working a serious injury to us. That is one reason why we stay our hands.

4073. Do you think that further extension of the Peabody-buildings upon the same terms might injure very seriously any further progress upon your part?—I think so. We have had warning of it in tenants leaving us to go there simply from the lower rent. And there is another point in which the underletting has a very serious effect, that is in the rating; if you take a house at 5 s. 6 d. a week, or about 14 l. a year, and if you take another at 8 s. 6 d. a week or 22 l. a year, the rating is very materially greater on the 22 l. house. You have to diminish the cost of what your houses are let at; if they return them at 14 l. a year instead of 22 l., the assessment is so much less, and then the rating upon that assessment is so much less.

Chairman.

4074. That is to say, if the land be concerned with your buildings instead of the Peabody-buildings, the rates would be higher?—Yes, because the rents are higher. It is a very serious matter, because the profit will pay for the working of Mr. Torrens's Act, beyond the sacrifice that the parish have to make. I have a calculation as regards one of my own buildings; taking 100 dwellings only, it makes a difference in the value of 3,656 l., calculated at 25 years' purchase.

0.105.

Mr. Brodrick.

4075. Have you raised your rents at all in the later buildings that you have erected; in the Paper that you handed in, I noticed No. 6 and No. 8, putting the two schemes against each other, that the gross rental of No. 8, erected in 1855, seems only to give a return of 7½ per cent.?—Yes.

4076. And the No. 6, the Farringdon Road-buildings, erected in 1874, seemed to have been calculated to return 12½ per cent.; does that mean the gross rental for each room?—It arises in this way, that 30 years ago building was very much cheaper, and we could afford the rents to be less because it cost us less. It is now 61 l. a room against 41 l. a room, which was the cost originally; and, of course, we have been obliged to increase our rents.

4077. So that practically in the course of the last 20 years your rents have largely increased?—They have.

4078. Are the rooms bigger now?—No, they are not materially bigger.

4079. It is the same class of room, and you find it necessary to charge an increased rent?—Yes, on account of the increase in the cost of building. There was a difficulty in raising those originally, because of the competition by the Peabody Trustees; I was desirous of raising the rents of the buildings in Hamilton-square; they are let at 6 s. and 7 s. a week. I spoke to the resident collector upon the subject, and he said, It is no good doing that, they will go to the Peabody-buildings, and, in attempting it, he got that answer in so many words from the tenants themselves.

4080. Then in fact the Peabody-buildings have benefited the tenants at your expense?—They go from our buildings to the Peabody-buildings at a less rent; their rents are 30 per cent. under the mark; it is simply unfair trading.

Sir Henry Holland.

4081. It is quite clear from what you have said that the conditions to which you object are conditions which the Metropolitan Board of Works have imposed under the powers vested in them by the Act of Parliament?—Yes.

4082. Now will you kindly take those conditions in your hand and point out to the Committee the conditions to which you especially object as a commercial body?—These are the revised conditions. This condition was amended by these words being inserted, "But provided the provisions of the first-mentioned Act are complied with, any modification in the said scheme which may be suggested by the intended lessee will be favourably considered by the Board, and if approved by them will be submitted to the Secretary of State for the Home Department for his approval." No commercial man would make a tender under that.

4083. Does not that condition apply clearly to the building of the blocks, and not to the rent that you chose to impose upon the tenant?—I think it extends to the rent, and even if it were the blocks only we should not submit to it.

4084. You may not desire to have any conditions imposed upon you as to the nature of the blocks or the number of people that are to be held by each block, but there is nothing in that condition limiting you as to the rent you may wish

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wish to put upon each room?—The words in the original were so general, that I think they extend to rents.

4085. You did not take the trouble to ask the Metropolitan Board of Works what their view of that condition was?—No, I did not.

4086. What do you mean by the original conditions?—They were conditions sent round before these, of which I have not a copy.

4087. Those conditions have been, I assume, withdrawn?—They have been withdrawn and these revised ones sent in their place.

4088. Did you raise any objections to the original conditions?—Yes.

4089. Is it in consequence of those objections that these revised conditions have been sent out?—I do not know.

4090. Can you tell me whether these revised conditions are the usual form of conditions imposed by the Metropolitan Board of Works in letting out areas?—I cannot say. I have very little dealing with the Metropolitan Board of Works.

4091. On looking rather hastily through the conditions it appears to me that they are mainly intended to secure a good block of buildings, and with such sanitary arrangements as the engineer of the Metropolitan Board of Works may require, but that they do not go any further than as to the building of the blocks?—We have our own architect and a body of shareholders to whom we are responsible for erecting good buildings, and we consider that sufficient.

4092. I am not finding fault with your decision, I only want to let the Committee fully understand what is the nature of the conditions, and whether they are in any way beyond what would be ordinarily used by a board who were letting out land for building; as a commercial body you object to some of them but do you find any special conditions that would be objected to by a lessee not being a commercial body, but an individual?—I cannot say that I have gone through them sufficiently to be able to answer that question.

4093. Have you gone through them for the body that you represent?—Not especially. I went through the first conditions, and finding this clause I did not look further into it.

4094. The third condition proves that any modifications in the scheme will be favourably considered?—Yes.

Mr. Courtney.

4095. When were the considerations revised?—I should fancy about November or December 1878.

4096. Some time since?—Yes, some time since.

4097. The revised condition which you specially objected to was as to the modification?—Yes.

4098. Does it amount to more than this, that the Board offered to let or sell certain lands on condition that a certain number of houses should be put upon them, to house a certain number of people upon the general conditions that are laid down?—Yes.

4099. And then it is added that if the person who takes the lease wishes to have a modifica-

Mr. Courtney—continued.

tion, the proposal for the modification should be favourably considered?—Yes.

4100. Would there be any hardship in it, if the original conditions were such as could be accepted by you?—But the original conditions were not such as could be accepted by us.

4101. Supposing they were and supposing you took a lease upon the conditions stated in this paper, would you regard it as a hardship that there is added that if you wanted to make a change your proposal should be favourably considered?—We did not enter into that.

4102. You do not suppose that you could be entitled to make a charge at your option?—Most certainly we should be able to do so. We should not be restricted to the number of people we put upon that ground. Take the Brewers Company; we were not restricted there to the number of people we should put upon the ground.

4103. You mean to say that if a piece of ground were offered by the Metropolitan Board of Works, with a request upon their part that buildings should be put upon it sufficient to take in 2,000 people, which would be ample for that purpose, you would not on that account like to tender?—If they tied us down to a particular number of people, and a particular number of single rooms, and a particular number of two and three rooms, we should not tender under those conditions.

4104. You would not take land unless you could do exactly what you liked with it?—No, it comes very much to that. We have dealt for 35 years in that way.

4105. You have a charter, have you not?—Yes.

4106. Does it limit your profits?—Yes, to 5 per cent.

4107. You cannot divide more than 5 per cent.?—No.

4108. Have you always divided 5 per cent.?—No, only within the last seven years.

4109. What did you divide before that?—From 1 per cent. to $4\frac{1}{2}$ per cent. In 1849, I think it was, we first paid 1 per cent.; up to 1865 we paid $3\frac{1}{2}$ per cent.; up to 1868 we paid 4 per cent.; in 1875 we paid 5 per cent., and we have paid 5 per cent. since then.

4110. Does your charter enable you to make up for arrears?—No.

4111. Then you will never be able to make good the years in which you did not make 5 per cent.?—No. That point has been mooted, but I do not know whether it has been decided as to the legality of doing it; the charter is silent upon the subject.

4112. You have not attempted to do it by your charter?—We have taken no legal opinion upon it.

4113. Have you made profits enough to enable you to consider it practically?—Yes, we have a reserve fund of 13,000 £, or rather a guarantee fund, and that is directed by the charter to be applied in the extension of the objects of the association.

4114. Have you much unemployed capital at present?—No, but we could get any amount.

4115. You have borrowing powers?—We have borrowing powers. Originally I was found fault

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Mr. Courtney—continued.

fault with for seeking to make profit out of this class of people; now the shares are at 10 premium on the Stock Exchange, and I had an offer the other day to float 40,000 *l.* worth of shares at that premium, but we do not want the money at present.

4116. Have you any unworked capital?—Yes.

4117. And unissued shares also?—And unissued shares also.

4118. What is the limit of your borrowing powers?—One-third the value of the property of the association; the capital is 200,000 *l.*, and the shareholders can issue further capital at a general meeting as prescribed by the charter.

4119. Up to what amount?—The amount is not stated at all.

4120. Then you have a charter with an unlimited capital?—No, the original capital was 100,000 *l.*, and we had power to increase the capital, and did increase it by another 100,000 *l.* When that is exhausted we shall go to the shareholders again to raise another 100,000 *l.* probably, and we have power to do it by the charter.

4121. Have you borrowed much money?—Yes, from the Public Works Loan Commissioners, we have borrowed 53,000 *l.*, and 19,000 *l.* we borrowed from the Marquis of Westminster.

4122. What rate do you pay for what you borrowed from the Public Works Loans Commissioners?—Four per cent., spread over 40 years.

4123. Four per cent., including repayment?—No, about a guinea per cent. more.

4124. Four per cent. is the rate of interest?—Yes.

4125. Then you are a little assisted by the Exchequer?—Yes, I have to pay my shareholders five per cent. and I can borrow at four per cent., but the Peabody Trustees are borrowing at 3½ per cent.

4126. And the Peabody Trustees are not under any obligation or expectation of paying their shareholders, are they?—Unfortunately not. They are doing a deal of mischief.

4127. I see, in Carrington Mews, you charge 6 *s.* and 7 *s.* for a single room?—Yes, that is an exceptional case. That is immediately at the back of Piccadilly, and everything is excessively dear.

4128. What kind of people live there?—Gentlemen's servants, and the wives of gentlemen's servants.

4129. You scarcely consider that a class, do you, for which you build houses?—Yes, we do.

4130. That it is a class that must be housed somewhere?—Yes.

4131. You have not been building for some considerable time?—No; we have spent about 40,000 *l.* last year, and the previous year, in Enfield-buildings, Shoreditch, and Gibson's-buildings, Stoke Newington; we spent 16,000 *l.* on Enfield-buildings, and about the same amount on Gibson's-buildings.

4132. That is since this Paper was drawn up?—Yes.

4133. According to this Paper, there seems to have been, practically, five years before it was 0.105.

Mr. Courtney—continued.

drawn up, in which you did little or nothing?—Yes, very likely.

4134. Why were you idle during those five years?—We did not think it for the interest of the shareholders to build, and probably did not come across sites suitable.

4135. Those were the years in which you were returning 5 per cent.?—Yes, quite so, for the last seven years.

4136. Have you built any cottages since the Alexandra Cottages at Beckenham?—No.

4137. That is 15 years ago?—Yes.

4138. Why have you not been encouraged to repeat the experiment?—Because there was a strong feeling amongst the directors to build for people near their work, and to build for them in the heart of London; there is a class of people who must be housed, and the more healthily you can house them the better; at the same time, at Beckenham, it was an experiment, in the first instance, and it has been found very successful; but the feeling is, and the desire has been to erect buildings in London.

4139. Not to build suburban buildings?—No.

4140. Though they have succeeded extremely well, and are inhabited by people working in London?—Yes; but still we considered that it was more advisable to build for the class in London, if we could advisedly do so.

Chairman.

4141. I forgot to ask you whether you found that the upper storeys of your buildings were as readily let as the lower ones?—It depends upon the height of them. We have only one building that has been carried up seven storeys, and we have not repeated it.

4142. Take the buildings of six storeys, do you find that that is the case?—Taking the six storeys, I cannot say that the upper storeys let so well; but, at the same time, some people prefer them on account of the quietness attached to them when they get there; they having water and all other conveniences.

4143. Can they get from your buildings on to the roof?—In some cases.

4144. And do they often do so?—We do not allow them to do so, because we find the children destroy the roof, and our mode of construction at the present moment gives great facilities for play space for the children of each tenant.

4145. Do you think that if a building is five storeys high you would have any difficulty in letting the upper storey at all?—None whatever in a building of five or six storeys.

4146. How many people could you house to an acre in your buildings?—From 1,000 to 1,500. In the Farringdon-road we have housed to the extent of 1,500 an acre.

4147. Do you find any difficulty in it?—No, none whatever; they are full, and they pay six per cent. net.

4148. And 1,000 an acre you could house readily?—Yes.

4149. Without any difficulty at all?—Yes, and

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[Continued.]

Chairman—continued.

and leave large courtyards for recreation and ventilation; we have done it.

4150. Even in the densest part of these wretched houses the population hardly ever reaches 1,000 an acre, does it?—Very rarely.

4151. Then it cannot be a very serious condition to put upon you, that you should be able to house in your buildings the same number of people as have been turned out?—No.

4152. You do not think that that is a serious condition to be placed upon you?—We do not consider that we should be bound by any condition.

4153. I do not ask whether you should be bound or not; but if it is clear that 1,000 an acre is a very large population in the very densely crowded places, and that you can very easily house 1,000, and that you can house 1,500 an acre in some of your buildings, it cannot be a very onerous condition to put you under, that you should be able to house as many as are turned out?—If the locality is suitable in all other respects.

4154. Then it would not be an insuperable objection?—No, putting five or six storeys; certainly not.

4155. Do you object, in order to show that you can house the people, to having your plans submitted to the Secretary of State?—I do not know that we should object to submitting them once, in the first instance, but we should object to their being constantly supervised.

4156. You think that you would not object to have your plans submitted, either to the City of London or to the Secretary of State, or the Metropolitan Board of Works, in the first instance?—Probably not.

4157. Would you object to a condition of this kind, that the plan is to be according to the deposited plan laid down, or otherwise in accordance with such plans, elevations, sections, drawings, descriptions, and specifications as shall first be approved by the central authority and the Secretary of State?—I can only return the same answer.

4158. You would have no objection to that?—Not to their being once submitted.

4159. You would have no objection to it, would you?—No, not if we accepted the alterations.

4160. Then you would have no objection?—No.

4161. Surely that was the only condition attached to your purchasing by the City of London?—Yes, as far as my memory serves me we had no conditions sent from the City of London.

4162. Did you ever apply for any of the City of London lands?—No.

4163. Then, it was not the conditions that kept you away from the City of London?—No.

4164. Therefore, there is nothing in these conditions preventing your association applying to the City of London for any of those lands which are at present vacant?—No.

4165. Can you give the Committee any reason why you did not apply to the City of London for any of their land?—It may have been that we

Chairman—continued.

were not desirous of building at the time, and we were not building at the time.

4166. But you have built since 1877?—We have built.

4167. Why did you never think of turning your attention to land in the City of London?—Because other land was introduced to us which we thought more favourable.

4168. What price did you give for that land?—I have not got the calculation.

4169. Where was the land situated that you bought since?—Some of the land was in the parish of Shoreditch, just on the borders of Hoxton, and the other in the parish of Hackney.

4170. Then under this Artizans' Dwelling Act, you never have made any application or made any application or thought of applying to the City of London for any of their land at all?—No.

4171. Will you put in a statement of the agencies at present at work?—Yes, I have it here (*delivering in the same*).

Sir James M'Garel-Hogg.

4172. I understand you rather objected to the conditions which were forwarded to you by the Metropolitan Board of Works?—Yes.

4173. They were too stringent, and you prefer your own regulations and your own architect?—Yes.

4174. Are you aware that the Metropolitan Board of Works are working under the Act of Parliament?—Yes.

4175. And that there are restrictions imposed by that Act?—Yes.

4176. Do you think that the Board were right in trying to let the land in obeying the conditions imposed upon them by the Act of Parliament. I understood you to say that the conditions that were sent to you were imposed by the Metropolitan Board of Works?—Yes.

4177. Do you adhere to the statement which you made that the conditions were imposed solely by the Metropolitan Board of Works?—That is the construction I put upon them.

4178. I will read to you a paragraph out of the Whitechapel Act: "The buildings on the lands constituting the improvement area, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings upon the said lands shall be erected according to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries of State." Having read that to you, do you say that the Metropolitan Board of Works alone of themselves, sent those conditions in?—After that Act passed; subsequent to the conditions being issued.

4179. Was it not before the conditions were issued; would you like to modify your answer?—No; I will leave it as it stands.

4180. Do you still say that the Metropolitan Board of Works did it without consulting the Home Secretary?—It is impossible for me to know how far the Metropolitan Board of Works consulted the Home Secretary; all I know is that I received the paper from the Metropolitan Board of Works, and it is from that paper that I took it; I do not know who framed it.

4181. You

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[Continued.]

Sir James M^cGarel-Hogg—continued.

4181. You do not know whether the Home Secretary was consulted in the first instance by the Metropolitan Board of Works?—Of course I do not.

4182. Here is the original form of tender; perhaps you will take it from me that these original conditions were approved by the Secretary of State, and issued, and one was sent to you. Representations were made by Sir Sydney Waterlow, I think, as to the onerous nature of some of the conditions, and they were consequently revised by the Secretary of State for the Home Department. You may take it from me that that is the fact of the case, and we can prove it?—Do you say that I received the paper that you are now reading?

4183. I do not say you received it; but I say these conditions were originally sent to the Home Secretary, and they were sent round to the various societies, Sir Sydney Waterlow's, and others, and you got a copy of them. Sir Sydney Waterloo represented that the conditions were onerous, and they were sent back to us, and went back to the Home Secretary, and were revised?—And a revised copy I received.

4184. That being the case the Metropolitan Board of Works, acting under an Act of Parliament, do you not consider it necessary that conditions should be framed so as to compel the lessees to give the accommodation prescribed by the Act of Parliament as to the number of rooms, the population to be re-placed, and all the conditions laid down?—What the Metropolitan Board of Works or the Home Secretary think right to do, doubtless may be right, but it is not such that we acceded to, or should accede to.

4185. You would not accede to the conditions?—No.

4186. But you do not think the Metropolitan Board of Works were going too far in obeying the Act of Parliament, and trying to get those conditions followed, do you?—That was their own affair.

4187. Do you think that a public body who buy land that is worth, for commercial purposes, 1 s. 6 d. a foot, and sell it for artizans' and labourers' dwellings, for 3 d. a foot, are wrong in making stringent conditions, so that the Artizans and Labourers Dwellings Act should be properly and thoroughly carried out?—I do not want to express an opinion as to whether they were right or wrong in doing it, and I do not want to condemn anybody in the matter.

Sir Sydney Waterlow.

4188. Coming back again to the conditions which you told the Committee your society, as a commercial body, were unable to accept, namely, the conditions imposed by the Metropolitan Board of Works. Under the Act of 1875, and set out in the conditions of tender, which they put before the public, I want to call your attention to one condition; will you read to the Committee the condition scored under in pencil?—"The intended lessee shall submit to any modifications, alterations, omissions, or additions, in or to the said plans, elevations, sections, drawings, descriptions, and specifications, or any of them, as shall to the Board, and the said Secretary of State, seem fit."

Sir Sydney Waterlow—continued.

4189. Was not that interpreted by your society as alterations after the contract had been executed; alterations and modifications, from time to time, it says?—Any alterations in the course of the erection of the building; while the building is in course of erection.

Chairman.

4190. Where do you find the words?—I interpret it that they would be entitled to make any alterations in the course of the building being erected.

4191. Where is that in the condition?—It may not appear here in so many words, but if these parties stepped in to make these alterations while the building was being erected, they would be entitled to do so.

4192. Will you show us the words under which they would be entitled to do it?—The part which I read.

Sir Sydney Waterlow.

4193. Is it not the fact that your society objected to entering a contract binding upon them in a given form, and then submitting to have it altered in the way the lessor thought right?—Yes; we should not submit to that for a moment.

4194. So long as the plans were assented to before the contract was signed, and your society had an opportunity of assenting or dissenting to the contract, in consequence of alterations you would not have objected to it?—If they had come afterwards to make alterations.

4195. Any objections made to your plans by the lessor before the contract was signed, you would have assented to, or thrown up the contract?—Yes.

4196. But you objected to being placed in the condition of having signed your contract to make alterations and modifications, the extent and nature of which you knew not before the contract was entered into?—Yes.

4197. Was not that the objection?—Yes.

4198. Passing from the question of the conditions, I think you told the Committee that the Peabody Trustees competed unfavourably with you in the letting of your buildings, did you not?—Yes.

4199. Do you get a fair market price, or as fair a market price as you can get, in each locality?—I believe we do to the best of our ability.

4200. You get as good a rent as you can to secure good tenants?—Yes.

4201. Do the Peabody Trustees take the same class of persons as you take into your houses?—Yes, very many; I have before me a list of their tenants which are very similar to our own.

4202. Can you state positively that in many cases tenants have been taken out of your buildings

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[Continued.]

Sir Sydney Waterlow—continued.

ings who had resided there any length of time into the Peabody-buildings?—No, I cannot say that.

4203. Then why do you complain of their competing, if they compete on the same grounds?—Because I have had threats that my tenants would leave me and go to the Peabody-buildings, but I have not had any cases where they have done so.

4204. If they can get as good an article for less money, can you blame them for doing so?—Certainly not, I do not blame them; but I blame the owners of that class of property as having a demoralising effect upon that class of tenant.

4205. Do you think the Peabody people do not get the fair market value of the article they supply, in regard to the quality of it?—Certainly not. Their buildings are much more expensive than either the Industrial Dwellings Company's buildings or my own.

4206. Could the Peabody Trustees, if they liked, get a higher rent for their buildings?—Most assuredly; there is a difference of 30 per cent.

4207. Then are not the Peabody people conferring annually a boon in the form of eleemosynary assistance to this class of people?—I say it is demoralising.

4208. That is not the form of my question. Is it not a boon in the shape of eleemosynary assistance?—Yes.

4209. Was not that the object with which the money was given?—I do not think it was.

4210. You told the Committee that some years ago you received much lower dividends than you do now?—Yes.

4211. Then, I suppose, you received lower rents?—Yes.

4212. Did you at that time get as much rent as you could?—Yes, certainly.

4213. Then the article is worth more money in the market than it was 10 years ago; it is the same article?—It was governed partly by the extent of our operations; since then our operations have doubled.

4214. Do you mean the Committee to understand that doubling your operations you paid 5 per cent., whereas before, in a similar sphere of action, you only paid 2½ per cent.?—I do not say that; I merely say that we did do so, and that we can trace through our reports all the extensions of our operations from the commencement of the extended dividend that has been paid, but the identical cause I am not prepared to state at the present moment.

4215. As regards the Beekenhams experiment, you told the Committee that it had succeeded pecuniarily?—Yes.

4216. Do you wish the Committee to understand that though you have artisans there occupying the cottages, you were not by erecting those cottages carrying out the objects for which your society was formed?—Most assuredly we were carrying out the objects.

4217. If it succeeds pecuniarily, and you are carrying out the objects for which the society was formed, why should you not attempt to continue your operations in the same direction?—Because

Sir Sydney Waterlow—continued.

we think that in the heart of London the poor of London require more provision in that direction, and as long as we can do so advisedly, we shall extend our operations in the centre of London.

4218. Is your society in a position to obtain sites by a private arrangement at a sufficiently low price to enable you to make a profit out of it?—Yes, certainly, we have two sites at the present moment; we have one which is absorbing about 20,000 £, and we are negotiating for another at the present moment, absorbing the same amount of money.

4219. How much per foot rental per annum for a given number of feet did you pay, or propose to pay, for the site that you are now taking?—The rent is 160 £ per annum.

4220. For how many feet?—I do not know that I am prepared to state the number of feet.

4221. Is it more or less than 3 *d.* a foot per annum?—I can scarcely say, because I have not the figures.

4222. Has your society never paid as much as 6 *d.* per foot per annum?—Yes.

4223. Can you say where?—Yes, in Ingestre-buildings, in Golden-square; just at the back of Regent-street.

4224. Did that price include the land necessary for an open space for the ventilation of the buildings, or were you able to build upon all the land you took?—We left an open space in the centre of the building; a considerable court-yard.

4225. Could you give the Committee any idea of the proportion which the open space bears to the whole of the land; is it one-third, or one-fourth or one-fifth?—I think I can give it, probably. The total area is 11,250 feet in Ingestre-buildings, Golden-square; the land built upon was 8,446 feet; leaving 2,804 feet for recreation.

4226. How much do you charge for single rooms there?—I see we have there two rooms and a scullery, as low as 6 *s.*; they vary on the different floors.

4227. What is the highest rent?—The highest rent there is 9 *s.* a week for three rooms and a scullery.

4228. That is 3 *s.* a room?—Yes, the scullery is as good as another room.

4229. Does it pay?—Yes.

4230. Do you earn a fair percentage upon it?—Yes.

4231. How much do you earn upon that particular estate?—In 1879 we earned net 5½ exclusive of staff expenses, which would be about ½ per cent.

4232. That would be 5½ per cent. net?—Yes. In 1880 we earned 6¼; in 1881 we earned 6⅙.

4223. Was that in consequence of your raising the rent to increase the dividends?—No; those have been about the rents since the opening of the buildings.

4234. Then you would have a smaller number of empties; if you earned more money without increasing the rent it must be because of the empties being less?—No, the question of repairs might come in, painting and so on.

4235. Do

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[Continued.]

Chairman.

4235. Do you allow your tenants to sublet?—The rule is against it.

4236. Do you allow them to do so?—In some cases; if this is called sub-letting, where an aged father or mother resides with the occupier.

4237. Would you allow a tenant to underlet to a stranger?—No.

4238. Only in the case of a blood relation?—Some relation; that is a point which is often brought before me as well as the superintendents. We have a rule against it, and it comes before me from time to time.

4239. And it is not allowed?—No.

Mr. Hastings.

4240. I see that in your last report you have a tabular statement of the profits made in each separate building for the last ten years?—Yes.

4241. And with regard to all the buildings, with one exception, the per-centage of profit ranges from 3 and a fraction per cent. to 6 and a fraction per cent.?—Yes.

4242. But I observe with regard to the building in Queen's-place, it is as high this year as $23\frac{1}{2}$ ths per cent., and that in one year, the year 1876, it rose to as much as 34 per cent.; can you tell the Committee how it is that on that one building you have made so much more than on the others?—It arises in this way; it is a very small building, consisting of ten cottages. In the year 1880, last year, and the last year but one, you will see it is reduced to half per cent., that is owing to repairs or painting, or some unforeseen circumstance; and that, on so small a property, affects the aggregate considerably.

4243. How is it that in those favourable years in which you have not had to lay out money as you say in painting and repairs, you have been able to make so high a per-centage of profit as 34 per cent.?—For the reason that the repairs and painting in all probability have been less, and the expenses have been less. I think the capital is only 111 £.; in the tabular statement on the other

Mr. Hastings—continued.

side you will see that; and the total cost is only 111 £.

4244. Of course you had the same fluctuations of repairs and so on on all the other properties, but there is no such fluctuation as regards them; how is it that you acquired this property at so small a rate?—It was given to us by the late Lord Ingestre; there is a rack-rent on it of 50 £., and the 111 £. I expended in repairs upon it when I first received it, and it stands as capital; but I am at a loss to give you any other answer to your question, in regard to the greater profits appearing in the year you refer to than that the expenses have been less; the rents have not been varied.

4245. Then I understand that the reason why this one property of yours has been so much more profitable than others, is the very simple one that it was a gift to you?—It was a gift, but it is at a rack rent at the present moment. I think we pay 50 £. a year for it. All the other properties with one exception were built by ourselves.

Mr. Hollond.

4246. Are the properties in the neighbourhood of Tottenham subject to the Metropolitan Building Act, or are there any Building Acts for that neighbourhood?—I do not think the Metropolitan Building Act extends there.

4247. Have they local Building Acts; do you know?—I do not know.

Mr. Francis Buxton.

4248. With regard to the Beckenham property, do you find that the Beckenham cottages are popular with the working class who go there?—Certainly.

4249. Can they afford to pay the heavy expense of travelling from Beckenham to their daily work, in London, and back?—They have done so for the last 16 years, with very few changes, and they are glad to do it. There have been very few changes.

Monday, 18th July 1881.

MEMBERS PRESENT :

Mr. Brodriek.
Mr. Bryce.
Mr. Francis Buxton.
Mr. Courtney.
Mr. Cropper.
Sir Richard Cross.

Sir Henry Holland.
Mr. Hollond.
Sir James M'Garel-Hogg.
Mr. Rankin.
Sir Matthew Ridley.
Sir Sydney Waterlow.

THE RIGHT HONOURABLE SIR RICHARD CROSS, IN THE CHAIR.

Mr. ROBERT VIGERS, re-called ; and further Examined.

Chairman.

4250. I BELIEVE you have some figures which, at the last meeting, you said you wished to give to the Committee; do they refer to the areas which the Peabody Trustees have bought from the Metropolitan Board of Works?—No, they refer to the areas that they have bought from outsiders; not dealt with by the Metropolitan Board of Works. I am now giving cost of the freehold, including cost of conveyance to the Peabody Trust, Spitalfields, 13,682 feet, 2 s. 7 d. per foot for the fee; Islington, 47,860, at 3 s. 2 d. per foot; Shadwell, 36,600 feet at 1 s. 8 d. per foot. Lawrence-street, Chelsea, 13,616 feet, at 6 s. 6 d. per foot. Blackfriars, 117,883 feet, at 2 s. 3 d. per foot. Stamford-street, Blackfriars, 90,000 feet, at 4 s. 5 d. per foot. Grosvenor-road, 156,687 feet, at 2 s. 1 d. per foot. Southwark-street, 65,849 feet, at 5 s. 6 d. per foot. Bermondsey, 27,888 feet, at 3 s. 6 d. Westminster, including the site of houses on Brewer's-green, which was necessary to complete the block, 25,762 feet, at 9 s. 6 d. per foot.

4251. Which is the highest?—Nine and sixpence.

4252. Which is the lowest?—Shadwell, 1 s. 8 d.

4253. We have been accustomed to talk of these matters at 3 d. per foot, without being capitalised; what would be the highest in that way?—It would be very close upon 6 d. per foot, and the lowest would be under one penny per foot.

4254. Can you make the buildings answer, if you pay as much as 6 d. per foot?—At a rent that could be obtained by an ordinary speculator, I think you can; but at a rent where there is any charity in it, no. You are aware, the Peabody Trustees do not seek for more than 3 per cent.

4255. I will not use the word speculators as applied to people that I am going to refer to, but in such companies as Mr. Gatcliffe's and Sir Sydney Waterlow's, with the rents which are paid in their dwellings, could they make them answer at 3 d. per foot?—I believe Mr. Gatcliffe has a very large block of buildings in the Farringdon-road, which his report shows he makes pay; he pays 6 d. per foot rent.

Chairman—continued.

4256. What is your rent as compared with the two companies I have named, or compared with any other companies; are you very much lower, as a rule?—Looking at the report in many of the buildings of Sir Sydney Waterlow's and Mr. Gatcliffe's, for instance, two rooms and a washhouse, they work out as three rooms; we do not give any separate small wash-house, but that appliance is given in the shape of a general wash-house for the accommodation of one floor; we, therefore, divide our money that we get for two rooms by two; they divide it by three, because their rent is returned at 2 s., dividing it as they do, ours is 1 s. 11 d. divided by two, so that they do get a better rent than we do by 30 or 40 per cent., I should think.

4257. What number of holdings do you let as single rooms, compared with holdings as double rooms?—By the report which I put in, I think you will see we have a small number of single rooms in comparison.

4258. How many people do you accommodate altogether in the Peabody Buildings?—Very nearly 10,000.

PEABODY TRUST BUILDINGS.

		Tenements No. of	Rooms No. of	People about No. of
1	Spitalfields - - -	63	134	} 290
	" Shops - - -	9	56	
2	Islington - - -	164	339	} 762
	" Shops - - -	12	12	
3	Shadwell - - -	200	416	887
4	Westminster - - -	146	358	620
5	Chelsea - - -	67	132	234
6	Bermondsey - - -	72	144	328
7	Blackfriars-road - - -	367	772	1,445
8	Stamford-street - - -	352	736	1,464
9	Southwark-street - - -	264	600	1,156
10	Rochester-buildings - - -	190	370	} 725
	" Shop - - -	1	4	
11	Pimlico - - -	470	1,146	1,994
		2,377	5,219	9,905

4259. And when you have completed these new schemes, you will have doubled the amount?—Quite doubled.

4260. Have you any vacancies in your buildings?—Not any important vacancy; just a change from

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Mr. VIGERS.

[Continued.]

Chairman—continued.

from week to week, but we have scarcely any vacancies at any time.

4261. Do you allow your tenants to sublet to others?—No.

4262. Is that rule strictly enforced?—Very strictly.

4263. Did you give the Committee, on the last occasion, any statistics as to the health of the people in your dwellings?—I put in the report showing the death-rate. The death-rate in the Peabody Buildings was 20·09 per 1,000, about 3·21 in the 1,000 below the average of London.

4264. Have you had to conduct any negotiations with the Metropolitan Board of Works in the purchase of these sites?—I have had to advise the Peabody Trustees in the course of the negotiations. Lord Derby and Sir Curtis Lampson, I think, conducted the negotiations.

4265. We have heard from Mr. Gatcliffe that there is a difficulty in treating with the Metropolitan Board of Works, owing to the forms of their conditions which they publish; did that come before you at all?—Yes, I have heard that some persons object to their conditions, but I fail to see any very great objection to them. The land, as I look at it, is cleared for this special purpose of labourers' dwellings, and when once appropriated, with such an enormous outlay as must be the case, I do not see that there is really any difficulty or any reason why persons dealing with the property should not be bound to keep it for that one purpose. They could not afford to sacrifice the buildings that are put upon it, for the sake of a piece of cleared ground again. When the Peabody Trustees purchase land for 100,000 £., they have to spend nearly 500,000 £. to cover it afterwards.

4266. Are you speaking now of the revised conditions, or of the original conditions?—I think the revised conditions are very fair, and I do not see any objection to them at all.

4267. If the Metropolitan Board of Works were to say: We do not care about the plans which we ourselves have made in order to house the number of people that ought to be housed in this area; if you can show us a plan by which they can be housed in a better way, provided that plan receives our assent, do you think that would be a preferable sort of condition?—I think that is a very good condition; and, speaking for the Peabody Trustees, we have not found any difficulty in getting any modified plan accepted showing a better way of dealing with it; and consent has been given most readily, and every assistance has been offered by the Metropolitan Board of Works and by the Secretary of State, because it all has to go to the Secretary of State after the Board has approved it; the Metropolitan Board of Works have assisted us in every possible way to get that consent.

4268. Did you alter all the sites you bought?—I think all the sites have been altered. The Metropolitan Board of Works have in some cases included other land that was not originally included in the site, which has made it a better shape, and we have been able to get a better property, and to house a greater number of people.

4269. That is to say, sometimes there may be

Chairman—continued.

a building which may be awkward on account of the light, or something of that kind?—Yes.

4270. At all events, when you have proposed an alteration to the Metropolitan Board of Works, you have found no difficulty in getting them to accept it?—Not any.

4271. Have you applied to the City at all, for City land?—I have not. My trustees are very careful not to go beyond their means, and 100,000 £. worth of land wants so large an expenditure to cover it that they thought they were not warranted in taking any more land at the present moment.

4272. Have you the Act of 1879 there?—Yes, I have.

4273. Will you just look at the 3rd section of that Act, as to the assessment of compensation. That contains a much stronger direction to the arbitrator than was contained in the section of the old Act of 1875, does it not?—Yes.

4274. And do you approve of that alteration? I do.

4275. Can you make any suggestion to the Committee by which that instruction to the arbitrator might be still further enlarged in the same direction?—I think not. I think that those instructions are very full, and to my mind would warrant the arbitrator in dealing with property in a mercantile way, and taking all the circumstances into consideration. That was my view when I read that clause.

4276. Supposing that he got hold of some very bad property, not fit for people to live in, he would be justified in giving a very small amount of compensation to the owner of that property, would he not?—Yes; my view upon that point is this, that the fault, if I may venture to suggest such a thing, that I should find with the arbitrators is this: they have taken parts of sites where there has been a small house in a most miserable plight, which they would be unable to do anything with to make it a good house, but it has been in a locality where land has been very valuable, and evidence has been given before the arbitrators that land in the locality was worth a very large price per foot; and I am afraid that the arbitrators have fallen into that error, and have adopted that as the value of the property, assuming that the owner could do something more with it than keep a wretched little house upon it, which it was impossible for him to do, because there were wretched houses on both sides of him, owned by a dozen different people perhaps, so that it was always impossible to deal with that site as part of a large area in one hand.

4277. So that the land has been held to have a fictitious value?—Yes; but I think your Act would give the arbitrator power to deal with it as was intended, as a house standing there in a most miserable plight, and the only piece of property the owner has got in the locality.

4278. In which case what he could do with it would amount to very little?—Very little.

4279. And you have no right to judge the value of that land as if it was a very much larger piece in a situation close to it?—Certainly not.

4280. Have you any suggestions to make to the Committee by which the proceedings of getting

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getting matters before the arbitrator, and conducting matters before the arbitrator, might be simplified?—I would suggest that you should do away with both the awards. I think that those really are in most cases expensive, without being of any great benefit, if of any benefit. I would allow the authorities, the City, or the Metropolitan Board of Works, to negotiate, and if they were unable to agree, I would let the claimant elect to go to either an arbitrator or a jury, and their award should be final; and if the Metropolitan Board of Works make him a sufficient offer, I would make him pay the whole of his costs; I would not give him any part of his costs.

4281. If the offer made by the Metropolitan Board of Works was sufficient, and he quarrelled with it, and went to arbitration, you would make him pay the costs?—Yes; but in this Act it is in the discretion of the judge to give 20*l.* towards his costs.

4282. Is that often acted upon?—I have heard the judge give him 20*l.* when the jury has made a great reduction.

4283. You agree, I presume, that the owner of this property that is taken, simply because the property is not fit for people to live in, ought not to have the optional 10 per cent. additional?—I would give it to the man who keeps his property in good order, but not to the others; and it should be expressly stated that the sum should be fixed upon the market value, because the difference between the ordinary compensation value and the market value is very great. For instance, for property of such a class taken by a railway company for private speculation, it is usual, if it is freehold, to deal with it, after you have put down the proper rent, upon the 5 per cent. table, but the persons owning the wretched property are not satisfied with making 5 per cent. for their money, they can go into the market and get this class of property to make 10, 11, and 12 per cent., so that the persons who have been selling to the Metropolitan Board of Works have been getting a very great advantage; in many cases double what they gave for the property a short time before.

4284. The Act of 1875 says it shall be based upon the fair market value; then how does that happen?—I am afraid the arbitrators have taken the market value too high.

4285. Will you look at the second sub-section to Clause 19 in the Act of 1875, which says: "That whenever the compensation payable in respect of any lands, or any interest in any lands proposed to be taken compulsorily in pursuance of this Act requires to be assessed, the estimate of the value of such lands or interests shall be based upon the fair market value as estimated at the time of the valuation being made of such lands, and of the general interests in such lands, due regard being to the nature and then condition of the property, and the probable duration of the buildings in their existing state, and to the state of repair thereof, and all circumstances affecting such value;" can you suggest to the Committee any alteration of those words making them stronger?—I do not know how you can make the words stronger; that to my mind would warrant me in dealing with property upon the

Chairman—continued.

tables that I have been going upon of 9, 10, 11, and 12 per cent.; but I am afraid the arbitrators have not looked at it in that way, but have given a much larger sum.

4286. Have you any other suggestion which you would wish to make to the Committee?—I think not.

Sir Sydney Waterlow.

4287. You read just now a Paper giving a statement of the prices paid by the Peabody Trustees for land, other than the land bought from the Metropolitan Board of Works?—Yes.

4288. There is only one plot of land, I think, which the Peabody Trustees paid 6*d.* a foot for?—Only one; and that, as you will see, was to get some house property adjoining, in order to enable us to deal with the remaining part properly, and that ran it up to the large price.

4289. In Shadwell they purchased at 1*s.* 8*d.* per foot; that would only be a 1*d.* per foot rental, would it?—We were rather successful at Shadwell; we bought a very large piece of land there and sold part of it afterwards at a profit, because we found we were over-housing the people in that one spot.

Chairman.

4290. How did you manage to get that property so cheap?—It was bought some years since, and there was great stagnation in mercantile matters, and it was bought very cheap; and then we kept half the land for some years, and things improved, and we sold it and made a profit out of one end, and that reduces the price of the other.

4291. The price you have got here is the net, after you sold the other at a profit?—Yes.

4292. Therefore it does not give the fair market value at which you can buy now?—No.

Sir Sydney Waterlow.

4293. Take a more recent instance; take the land you bought in Grosvenor-road, 156,687 feet, at 2*s.* 1*d.* per foot: that would be only about 1½*d.* per foot per annum?—Yes.

4294. Is not that close to Grosvenor Station and the Grosvenor Hotel?—Yes; I can give an explanation about that.

4295. I think I was a member of the company who sold it to you?—Yes, and you will know that what I am saying is right. The land belonged to the London, Chatham, and Dover Railway Company: it was surplus land; and when their Act was obtained the Duke of Westminster got a clause inserted that it was not to be used for commercial purposes, or other than for a certain class of house, without his consent, so that that land, when it was put into the market, was subject to that. I advised the trustees that I was sure the Duke of Westminster would withdraw that condition if they bought it; they did buy it, and I went to the Duke of Westminster, and he approved of the plan directly.

4296. You acted at that time for the London, Chatham, and Dover Company, who were the vendors?—Yes.

4297. Acting for both parties, you put the price which you thought fair under all circumstances?—Yes.

4298. And

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4298. And that is only $1\frac{1}{4}d.$ per foot?—Yes; but it was a larger price than we could get from any outsiders at the time.

4299. That land was advertised to be sold by the company, just as the Metropolitan Board of Works advertised to sell their land and the City advertised to sell the land which they have?—Yes.

4300. The company which you represented, and the Peabody Trustees for whom you were also acting, thought $1\frac{1}{4}d.$ per foot a fair price?—Yes.

4301. That is not a very long time ago, is it?—Five years.

Chairman.

4302. What would be the value of this land otherwise?—It was a very long narrow strip alongside of the railway, with a narrow frontage towards the Thames, and another towards a very good road at the end. When we got the permission of the Duke to deal with it and got rid of his restrictions, a plan was made utilising the middle of the piece of this long strip, reserving the two ends for commercial purposes. The one part fronting the road we sold at $6d.$ a foot, and the other part we have not sold; we have about 10,000 feet fronting the river that we have not dealt with yet.

4303. Then when you came to put this price, which you believed to be the price of the land, down at $1\frac{1}{4}d.$ per foot, did you take off the profit you made of the sale of a part at $6d.$ a foot?—Yes.

4304. Then that is the result of the whole transaction?—Yes.

Sir Sydney Waterlow.

4305. What area did you sell for $6d.$ per foot?—Something over 10,000 feet.

4306. And there is a piece unsold?—Yes.

4307. And that you have not given credit for?—No.

4308. The value of that would more than balance the profit you got for the piece you sold at $6d.$ per foot, would it not?—The value of that will reduce the price again still lower.

4309. Do you consider land in Grosvenor-road more or less valuable than the land in Blackfriars-road, where you built the Peabody houses; which do you consider the most valuable, supposing there were no conditions imposed upon it?—I consider the Grosvenor-road land more valuable than the Blackfriars-road land.

4310. The Blackfriars-road site was over 100,000 feet, for which you gave $2s. 3d.$ per foot for the fee; that would be under $1\frac{1}{2}d.$ per foot rental, would it not?—Yes.

4311. Do you consider that it was fairly bought and sold?—At that time it was offered by auction; it was not sold at the auction; but I bought it at the reserved price directly afterwards.

4312. Then, in fact, the Peabody Trustees bought it of the owner for as much as could be got for it at the time?—Yes.

4313. And that was under $1\frac{1}{2}d.$ per foot rental?—Yes.

4314. I will now take you to the Spitalfields site; that is close to the Spitalfields Church, is it not?—That is fronting upon the street.

G.105.

Sir Sydney Waterlow—continued.

4315. There I see the Peabody Trustees gave just over $1\frac{1}{2}d.$; they gave $2s. 7d.$ a foot; that would be a fraction over $1\frac{1}{2}d.$ a foot rental, I think?—Yes.

4316. Now come to Southwark. In Southwark you bought close adjoining the new street, 65,349 feet at $5s. 6d.$ per foot for the fee, did you not?—Yes.

4317. That is about $3\frac{1}{8}d.$ per foot, is it not?—Just about that per foot; it was a piece of Pott's Vinegar Works; we gave $5s.$ per foot for the area inside, but there was one piece to give a proper entrance into Southwark-street, which we gave $10s.$ per foot for.

4318. Did you think that a fair market value between buyer and seller?—It seemed to be the largest price they could obtain. It had been in the market some years.

4319. How long ago is that?—That is about eight years ago, I think.

4320. Carrying your memory back eight years, with your great experience, do you think at the present moment that kind of property (I am not speaking of the particular site, but of the particular kind of property) is worth more or less money than it was then?—I do not think there has been any great change in the value.

4321. Then that would be a fair price now, would it not, if there has been no change in the value?—I am looking at the special sites.

4322. I asked you not to turn your attention to the particular site; but the class of sites, whether that kind of property is worth as much money now, or whether it is worth more or less than it was eight years ago, having regard to the present conditions bearing upon it?—I do not think it is worth any more.

4323. Or any less?—No, I think it is about stationary. I do not think there has been any great increase in the price of that class of property.

4324. Then looking at the list of the sites bought by the Peabody Trustees of private individuals, with the exception of one, which was bought at $6d.$ a foot; and one which was $3\frac{1}{8}d.$ per foot; they are all under $3d.$?—There is one at $3\frac{1}{2}d.$

4325-6. One at $3\frac{1}{2}d.$, one at $3\frac{1}{8}d.$, and the rest, with the exception of one, are all under $3d.$?—Yes, that is so.

4327. You say you think that private individuals may make it pay at $6d.$ a foot; have you made any calculation as to how much $6d.$ a foot rental is for each room?—No, I have not, because in every site there is such an extraordinary difference as to the height of the buildings, and many other circumstances in connection with it; I have not made any calculations with regard to that.

4328. I am aware that the price must rise or fall according to the number of rooms that you put upon a certain area of land; but do you happen to recollect how many rooms were put upon the Whitechapel area?—We have got 700 rooms.

4329. Do you know how much a penny per foot ground rent is per annum?—I have not worked it out. With regard to Mr. Gatcliffe's buildings in the Farringdon-road, I have his report of 1878 in which he says he paid $7\frac{1}{16}ths$ per cent., and I think he gives the rent at $6d.$ a foot.

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4330. He

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Sir Sydney Waterlow—continued.

4330. He gave us the same evidence which is upon the notes. Had the Peabody Trustees any difficulty in getting sites to proceed with their work before the 1875 Act was passed?—Yes; we had very great difficulty; we had purchased the freehold of one site in Little Coram-street, about 1½ acres, and we had used all the means in our power to try and get rid of the lessee's interest, but were not able to do it, and the trustees were afraid to embark in any greater speculation of that sort, and we could not buy sites.

4331. Then, having regard to the desirability of getting rid of the narrow courts and crowded districts, from your knowledge of the work that has been done by the Peabody Trustees and others, do you think that the 1875 Act was necessary, and that it has been of great use?—Yes, I do indeed. I was an advocate for something of the sort being done, to enable us to move.

4332. And from your knowledge of the Metropolitan, do you think that there are districts that ought still to be subjected to the provisions of the Act?—Yes, I think so.

4333. You told the Committee that Mr. Gatliffe's Society, and the Improved Dwellings Company, were able to get 30 or 40 per cent. better rent than you are?—I think they are.

4334. You have not the exact figures, have you?—I thought I had got it worked out.

4335. Can you give the Committee the price charged by the two companies, throwing the sculleries out of the question?—Of course I can only do it from the accounts, and it is calculated in that way, that two rooms and a wash-house is called three rooms, and the rent divided by three, whereas we included it in the rent of the two rooms.

4336. Are you aware that these companies give four rooms and sometimes five rooms?—Yes, but it is not a very large proportion.

4337. Then they give a separate water-closet to each tenement?—Yes.

4338. And the Peabody Trustees do not?—No, we have 10 rooms upon each floor, one large laundry, and four water-closets.

4339. What do you think the tenants would regard a separate closet as worth per week extra?—It would depend a great deal upon the tenants. My experience is, that the tenants in the Peabody Trustees' Buildings are very well satisfied with the arrangements that are made, and the advantage of having their closets outside their rooms is that the superintendent can see that they are always kept in proper order; otherwise he would be obliged to intrude into the privacy of their rooms to see whether the closets and drains are properly kept.

4340. I believe the walls of the rooms erected by the Peabody Trustees are never papered or plastered?—They are coloured.

4341. But they are not papered or plastered?—They are all a hard surface of cement, and they are distempered.

Chairman.

4342. You do not like paper, do you?—No, it harbours vermin; we think it cleaner to have the walls distempered; the rooms look very nice.

Sir Sydney Waterlow.

4343. Could you give in a return of the number of empties upon the different estates?—I could get it from the secretary.

4344. When you were last here, some questions were asked you with reference to the condition proposed by the Metropolitan Board of Works where a plot of land is to be let under the Act of 1875; the original conditions and the revised conditions?—I saw the first copy and then I saw the second; I do not know whether there has been any further revision.

4345. Do you remember the clause, in either the first, or the revised conditions, requiring that the plans should be subject to such alteration or modification as the Board might direct after the contract had been signed?—Yes.

4346. Are you aware that that condition has been struck out?—It has been struck out.

4347. May we take it that, in the present conditions, the plans, when once approved, are binding?—Yes, unless the Metropolitan Board of Works found that they wanted a piece of land for street improvements, when they might take it by paying compensation.

4348. I am speaking of the plans of the buildings?—The plans of the buildings, when once approved by the Board and the Secretary of State, could not be altered unless they went through the same course again.

4349. If there were any condition subjecting the plans to alteration by the Board, and a modification after the contract had been entered into, should you consider it an unreasonable condition?—Very.

4350. Should you consider it a condition preventing private individuals having to obtain interest on their money from entering into the scheme?—Yes, unless it was followed by this: that any loss caused by it the Board should pay for.

4351. Any alteration which they paid for would be an alteration which no one could object to?—Quite so.

4352. But any arbitrary alteration will be impossible for any private individuals to accept?—Quite impossible.

Chairman.

4353. You did not find that stipulation in the second conditions, did you?—I think not.

4354. But you did in the first?—I think there was a clause that would bear that construction; and I at the time said I thought it was rather unreasonable.

Sir Sydney Waterlow.

4355. I think you said that the buildings ought to be kept for ever and ever for the purpose for which the land was originally set aside, did you not?—Yes, I did.

4356. You think that that would be a reasonable condition?—Yes.

4357. Because the property is bought at a lower price in consequence of that condition being imposed upon the land?—Yes.

4358. Therefore no structural alterations should be allowed which would divert the buildings from the purpose for which they were intended?—Clearly.

4359. Have

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Sir Sydney Waterlow—continued.

4359. Have you with you the memorandum which you handed to the Committee upon the last occasion, giving the total quantity of land bought by the Peabody Trustees, or may I hand you a copy of your own evidence with the figures?—I have a copy of the same paper.

4360. The total quantity set aside under six schemes is 671,971 feet?—That was the total area of the schemes which the Metropolitan Board of Works dealt with and purchased.

4361. Which is stated to have cost 734,766 *l.*?—Yes.

4362. How much of that was sold to the Peabody Trustees, with permission to build upon it?—Four hundred and fifteen thousand one hundred and twenty-one feet.

4363. For which the Peabody Trustees paid what?—It was calculated at 5 *s.*, 96,541 *l.* These figures will not be absolutely correct to a few pounds, because in working out the area and in making the street improvements, in some cases we get a little more, and in some cases we get a little less; each area is subject to re-measurement after being set out.

4364. Therefore the Peabody Trustees are only permitted to build on very little more than half of the land?—Very little more, perhaps two-thirds; but we have to find our own light and air; and in practice, the Peabody Trustees build on about one-third of the land which they buy, that is all that is covered by the actual buildings; but we pay for the area of the site and the buildings, and the playground as well.

4365. How many feet were absolutely thrown into the public streets for street improvements?—One hundred and sixty-four thousand three hundred and nine; that is measured up from the plan of the deposited scheme.

4366. Taking it at the price which it cost, how much would it come to?—£. 180,567.

4367. How much was reserved by the Board to be sold for commercial purposes?—Ninety-eight thousand five hundred and thirty-nine feet.

4368. How much would that come to at the price they paid for it?—At the price at which it was valued by the surveyor to the Metropolitan Board of Works, it comes to 109,406 *l.*, that is the market value.

4369. Can you tell the Committee how many feet of land out of the total of 677,969 feet was required to be set aside as open space, beyond the open space which existed before the houses were pulled down?—The area of the old open space was only 87,033 feet, and the new area is 213,000 feet; that is dealing with the whole of the space within the scheme that is deposited.

4370. Then that leaves, does it not, 126,019 feet of increased open space beyond what existed previously?—Yes; and beyond that you get two-thirds of the land sold to the Peabody Trustees, which would be open space.

4371. I do not ask you to calculate that, because it is sold to the Peabody Trustees?—But they cannot build upon it; it is there for the benefit of the public and the inhabitants.

4372. The 126,019 feet would come to 133,000 *l.* at cost price, would it not?—Yes.

4373. Have you obtained any return of the value of the assessment of the houses removed by 0.105.

Sir Sydney Waterlow—continued.

the Peabody Trustees?—I have been to the collector, and got a return of the whole rateable value; getting a plan and making a schedule of it, the rateable value of the six schemes was 9,986 *l.*

4374. What would be the rateable value when the buildings which you are required to put upon the land are completed?—Based upon our experience of dealing with the rateable value of the present sites all over London, it will amount to 13,311 *l.*

4375. The increased value being 3,325 *l.* per annum?—Yes.

4376. Taking that at 20 years' purchase, that is 66,400 *l.*, is it not?—Yes.

4377. Do you not think that that ought to come to the credit of the scheme, as the increased value arising from the land?—Yes, I think so; it is a very reasonable deduction to make.

4378. I have added your figures together, and they come to 584,904 *l.*?—Yes.

4379. As against an outlay of 734,766 *l.*?—Yes, I believe that is correct.

4380. Then the difference between the expenditure and the outlay, when you make the proper deductions, would be only 158,862 *l.*?—It would be so with that working.

4381. As compared with the cost given by the Board of Works of 562,061 *l.*; that is stated by the Board of Works to be the cost, is it not?—That is the amended statement, because the first statement of theirs was 643,461 *l.*

4382. I have given, I think, the figures in the amended statement?—Yes.

4383. Assuming the figures in the amended statement to be correct, from your knowledge of the condition of the property when the Peabody Trustees bought it, and the sort of tendency that there would be to the spread of fevers and other contagious diseases, do you think that the cost of the work is very little as compared with the advantages gained by it?—I think it is very well worth the while of the public to face it and do it; it is a great benefit to us all, and a great benefit to the working population, for I have a very strong view upon that point, that it is simply a waste of money to educate the growing population and send them to live in such miserable dens as they have been obliged to live in; it is a benefit in both ways, I think.

4384. Then it confirms your opinion that the Act of 1875 has been most useful?—I think it has done a very great service, and those who do not believe in it now will live to believe in it, and that it will be a great public good.

4385. Will you turn to that clause of the Act of 1875 which directs what the local authority is to do with the land as soon as it has been cleared?—Yes, it is clause 9.

4386. Having regard to the words, "They may sell or let all or any part of the area," how do you construe the word "may"?—That they shall, I think.

4387. Then ought not the Metropolitan Board of Works, having advertised these sites, and given every possible publicity to them, to have sold them at the best market price in the same way that private vendors have sold their land, which you have recently described to us?—I may

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may differ from the adviser to the Metropolitan Board of Works, but my belief is this, that to put up land by tender is a very great mistake. There are an immense number of persons who would deal in land who will not put their names to a tender. If this was advertised to let publicly and to sell publicly, I think they would have a much better chance of dealing with it. I say that with a large amount of experience; because of the difficulty in tendering; you cannot get persons to run the risk of sending in a tender. You never know how it may be dealt with, and I am sure I should never get the Peabody Trustees to put their names to a tender.

4388. But when that tender has coupled to it a plan, describing the structure and the width and depth of the blocks of buildings, is it not still more difficult for persons, or even societies, to deal with it?—Yes, I think it ought to be dealt with in the way that I have suggested; and although you have to deal with a public board, as a rule they would deal very fairly; they are always open to reason, to any suggested improvements; there are many persons who will not run that risk, because they might take land and be bound to carry out buildings that would not be suitable.

4389. Did the Peabody Trustees tender by public auction when the first area was put up?—No.

4390. Did they decline to tender for the reasons you have assigned, or were there any other special reasons that you have not given us?—The matter was discussed by the trustees, and they decided that they did not see their way to make any tenders, and thought they had better wait and see whether it was sold, and we did not make any tender.

4391. Did the Peabody Trustees tender for any sites under the 1872 Improvement Act, which were set aside under similar conditions to the conditions of the 1875 Act?—No.

4392. Can you say why they did not tender for those?—I laid them before the trustees as soon as the plans were published, and, in considering it, they determined that they had better not tender.

4393. Are you aware that the land was set aside for the erection of improved dwellings on very much the same conditions?—Yes.

4394. The object of the Peabody Trustees was to cover the land for the dwellings of the working classes, was it not?—Yes.

4395. Were your objections of the same kind as your objections under the Act of 1875?—The trustees objected to tenders at all; they would not tender.

4396. Did they open any negotiation with the board to make an offer by private contract?—I asked for the price, and I was told I must tender.

4397. Do you know whether tenders were sent in for the land under that Act?—I do not know.

4398. Did you see any of the sites yourself which were put up for tender?—I did, because I reported to the Trustees upon them so that they might know what they were.

4399. Taking them on the average, do you consider that 3*d.* a foot would have been a fair

Sir Sydney Waterlow—continued.

average price for them?—I think there were some of them worth more than that.

4400. No doubt that one opposite Meux's brewery would be worth more?—Yes, I should think it was worth 6*d.* a foot for this purpose.

4401. But taking them altogether, do you think they were worth more than 3*d.* a foot, having regard to the conditions imposed upon the land and the conditions imposed by the Board?—I do not think that I could quite carry them sufficiently in my mind to answer that question; but when I was told by the trustees that they would not make a tender, I put them aside, and left them.

4402. Having regard to the words to which I have called your attention to in the Act of Parliament, namely, that the local authority "may sell or let all or any part of the area," do you think the Board was justified in refusing 3*d.* a foot?—For which site.

4403. For all the sites all over?—I am afraid I cannot answer that, because I have not sufficiently in my mind which they are.

4404. I presume we may take it for granted that in consequence of these sites lying idle, large sums of money have been lost both in the form of rates and other ways?—Yes.

4405. It would have been better to have taken 3*d.* a foot five years ago, than 6*d.* a foot now?—Very nearly the same; it will be getting on to nearly the same price.

4406. And from your experience of the condition of the districts in which these sites are, is not their remaining uncovered so long a great injury to the district?—A very great injury. I deal with very large areas of land, and I think the proper way to deal with land is to make up your mind yourselves, as vendors, what is the value of it, and to let people know what you do value it at, and persons begin to think the way that you think, sometimes when you put out your price; but if you have a man who is keeping a shop, and you go in and ask the price of anything, and he says, make me an offer for it, you go away. You should fix your price, and you will get offers, and can deal with them.

4407. Did you act continuously as surveyor to the London, Chatham, and Dover Railway Company, in the sale of their surplus lands?—Yes.

4408. How did you sell them for the company; did you put them up for tender?—No, I put up an announcement that they were for sale, and fixed my own price, and, in most cases, I got my own price. I should never have sold them if I had put them up to tender.

4409. As a matter of fact, the company were compelled to sell within a certain period of years?—Yes.

4410. And you sold it all for them?—Yes.

4411. Therefore you have had great experience in the sale of land in all parts of the metropolis?—Yes, I have had large experience.

4412. You have had experience acting for persons buying, acting for persons who were leasing, and acting for persons who were selling?—Quite so.

4413. Having regard to the obligations imposed upon the land which was taken by the Peabody trustees, do you think the Peabody trustees

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Sir Sydney Waterlow—continued.

trustees have paid the full market value?—I think that with regard to some of the sites to be dealt with for trade purposes, the full market value would be a great deal more than we paid for it.

4414. That is not the question; having regard to the obligations imposed upon the land by the Statute of 1875, upon anyone buying or leasing it, do you think that the Peabody trustees, taking one site with another, have paid the fair market value all through?—I think it is a moderate price. I think it might have stood a little more. In fact, I did make a very careful consideration of it, and I thought the outside price for dealing with it was 4*d.* per foot.

4415. Having regard to the price which the Peabody trustees have paid for it, and to the facilities afforded them for borrowing money at 3½ or 3 per cent., do you think that the Peabody trustees will be able to earn a net income equal to 3 per cent.?—I think they might readily, if they were to put up their rents, but they will not do it, and, therefore, they will not earn more than 3 per cent. In the Bedfordbury site, which was a very convenient and good one, the rooms would fetch a very much larger rent than we are going to put upon them; the trustees are only going to look for their 3 per cent.

4416. Supposing that the Bedfordbury site had been put up separately, would it not have been worth 6*d.* a foot to anybody?—I daresay it would have fetched 6*d.* a foot.

4417. My question is subject to the conditions imposed upon the land?—Yes, it would fetch as much rent as Mr. Gatcliffe is paying; I have the fact, that Mr. Gatcliffe does pay 6*d.* a foot for that land. He pays, I understand, a rent of 686*l.* 17*s.* 6*d.*, which works out upon the area at 6*d.* a foot.

4418. I am anxious that the Committee should have your opinion upon this point; may I take it that you are of opinion that the Bedfordbury site, with a frontage to Chandos-street, would have fetched 6*d.* a foot by competition, if it had been put up?—Probably it might.

4419. Going back to the Whitechapel site, if it had been put up, what do you think it would have fetched?—It was put up; it was first put up to tender. I never heard what the result was, but it was subsequently put up to auction, and I attended the auction, and there was no offer for it at all.

4420. Will you refresh your recollection as to what took place at the auction; was not the first bidding of more than 3*d.* a foot given by the auctioneer?—He mentioned the price, but I found there was no other bidding for it.

4421. Then the price that he mentioned was not a *bonâ fide* bidding?—No; my recollection is, that he simply said, "Will somebody give me so much for it." I do not think he mentioned any price.

4422. Do you say that he did not begin at that price; more than 3*d.* a foot?—I do not think he mentioned any price; he said, "Will somebody give me so much."

4423. Did not he run it up to as much as about 6*d.* a foot before it was withdrawn?—I cannot remember that.

0.105.

Sir Sydney Waterlow—continued.

4424. This is rather important; I shall have to ask the question of another witness; I suppose you are not prepared to say he did not?—No, I am not prepared to say he did not.

4425. Was it only the auctioneer that bid, or were there no biddings at all?—As far as one could judge, there was no one bid at all.

4426. Then the biddings were all the auctioneer's?—It struck me so.

4427. Were there any biddings?—I think not; I do not think there was a single offer for it; that is my impression.

4428. Do you think 3*d.* a foot the fair market price, having regard to the obligations imposed upon the land?—I think it is the full price for it.

4429. Do you think it is more than the fair market value?—It is a very full price for it; the rents are bound to be very low in that locality.

4430. Will you tell the Committee what you think would be the fair market price for it?—The Peabody trustees gave 10,000*l.* for it; I think that is as much as it is worth in that locality. I advised the trustees so at the time.

4431. Did they give 10,000*l.* for it as a separate transaction, or as part of a larger transaction?—As part of a transaction; we were asked 10,000*l.* for it, and the trustees said, "We will give you 10,000*l.* for it, if you let us have five other sites at such prices."

4432. And the 10,000*l.* included the right to the Bedfordbury, and other sites, worth a great deal more than 3*d.* a foot?—Yes.

4433. Can you tell us what you think the Whitechapel site would be worth, separately, if you had not the right to take the other sites?—I should think that 2*d.* a foot was a good price for it at 20 years' purchase.

4434. It is a large site, is it not?—It is not a very large site; we have only dealt with part of it; we only bought a small piece of the site.

4435. I speak of the site bought by the Peabody trustees?—That is a small part of the scheme.

4436. But it is a large site, is it not, compared with some of the other sites you bought?—Yes.

4437. Therefore, in giving 3*d.* a foot for that which was only worth 2*d.*, you were obliged to have some advantage in some other sites, in order to recoup yourselves?—Yes.

4438. Then, taking all the sites all over, do you think they were worth more than 3*d.* a foot?—I have never made an average of them. I thought, and I think now, that, taking those other five sites, if they had been free to deal with this site, and charge the largest rent without any restriction, that it is worth more than 4*d.* a foot. You may take an average of 5*d.* If I might take the sites, and charge as big a rent as I liked, I think I could give them 5*d.* for them.

4439. Throwing in the Whitechapel site?—I would have left it out altogether.

4440. That is a different point; supposing you leave it in, which, as a matter of fact, you did do, what then?—Then it ought to be calculated at 2*d.* a foot.

4441. Would doubling the price bring it down to 4*d.* all over?—No; Whitecross-street is 145,000 feet, and Old Pye-street, Westminster, 82,000 feet,

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[Continued.]

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82,000 feet, and the Whitechapel site is only 68,000 feet.

4442. What would it bring the price down to?—I should think $4\frac{1}{2}d.$

4443. If $4\frac{1}{2}d.$ is, in your opinion, a fair price all over, and the Peabody trustees give $3d.$, then the Peabody trustees have given 50 per cent. less than the fair market price?—Upon that argument it does appear so.

4444. Is there any other way of getting out of it?—To the Peabody trustees it is not worth as much, because we are restricted as to rent.

4445. Who restricts you as to rent?—Only the donor, Mr. Peabody; he says, "Do not make more than 3 per cent."

4446. Is there anything in Mr. Peabody's bequest which says anything as to how much per cent. you can make?—No.

4447. Then you are not restricted, either by Mr. Peabody's will or any Act of Parliament, or anything that could be binding upon the trustees? No, we are not restricted, only that the trustees wish to carry out their trust.

4448. Mr. Gatcliffe's society was restricted to three per cent. by charter?—Not now, I think.

4449. Then the Peabody trustees have, in your opinion, obtained these six sites at 50 per cent. less than their fair market price, or the price which might have been given by societies, even those restricted to five per cent.?—They might have got that price, I think.

Mr. Hollond.

4450. You spoke of the difficulty of getting sites before the Act of 1875 was passed; were the sites in this paper which you handed in obtained before the Act was passed?—Yes, the whole of them.

4451. So that up to the time of that Act you did practically obtain a considerable number of sites?—Yes.

4452. When did you first begin to obtain any sites that have been cleared under the Act?—Last year was the first one.

4453. Then between 1875 and last year, when you obtained one of the sites which you cleared under the Act, were you acquiring other sites?—We did not get any between those dates.

4454. Were you waiting to obtain sites cleared under the Act?—We were looking about and watching for sites, but we met with none at all; there were such difficulties in getting rid of the leasehold interests that we could not deal with them. Having bought one freehold, and finding that we could not deal with it, the trustees would not buy another.

4455. Other dwellings companies have managed to obtain sites; are they less restricted than you are; are you restricted to buying freeholds?—Yes, we never buy anything but the freehold.

4456. Is that by the trust deed?—I believe that the solicitor advised the trustees that they must not buy anything but freehold; we never do.

4457. Do you know if there is any other feature in which you differ from other companies; other companies seem to have been able to obtain sites in the open market?—They take leaseholds, and they can afford, in my view, to

Mr. Hollond—continued.

give a bigger rent for their land than we can, because they can charge bigger rents for their rooms.

4458. With regard to the rentals of your rooms, you distinctly consider that they are below the market value, do you not?—I think they are.

4459. And that if you were a trading company, endeavouring to get a commercial rate of interest, you would let them at a higher rent?—Yes.

4460. Could your people afford to pay that higher rate?—No.

4461. How do you judge that; do you estimate their wages before you take them as tenants?—Yes; by the last report they average a very small amount of wages to pay rent out of; and it is the duty of the secretary not to let persons in who are in receipt of large wages.

4462. Is there any limit?—It was intended to be limited to a pound or a guinea a week, but the average is $17\ 3s. 10d.$, and that is a very difficult question to deal with. But I can give you one striking instance of the trouble that the trustees would have in dealing with it. We had a man come into a set of rooms who was earning very small wages indeed, and after he had been there some time, he applied to the secretary to know if he was bound to go, because the Peabody Building had done him so much good that it had raised his position, and he was then in receipt of $30s.$ per week. The question whether he was to go out was brought before the trustees, and they thought they were not bound to drive the man away. In another case, a man got so much better, he thanked the trustees for what they had done for him, and went away of his own accord, to make room for others who ought to come. That accounts for the average increasing, because the people do get better off, and earn better wages.

4463. You are content to have tenants in your houses earning from $30s.$ to $35s.$ a week?—Yes, they would not come in as new tenants, but they might be allowed to stop in till they got into that position, or the secretary might be so deceived as to let them in.

4464. But those persons could afford to pay a much higher rent?—Yes.

4465. You have never thought of raising the rents in those places; you do not consider you could do it?—No. The trustees have never gone into it so minutely as that.

4466. Then the question arises, if you are letting houses to persons who have good wages, below the market value, whether the effect is not bad in this way, that it might prevent other associations and other builders building houses for those classes?—Yes, to a certain degree it might affect them, but the trustees would not allow it knowingly. If they had a man whom they discovered was earning more wages, they would advise him to change.

4467. How does the low rent affect the rating; we have heard from your answers that you have given that there is a considerable increase in the rateable value of the plots of buildings over the buildings that were there before, but if your buildings were let to them below the market value,

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value, surely it would affect the rating; the rateable value would be taken as the rental?—No; it is taken upon the values, not upon the rental. If we charged too great a rental, and it was supposed in our parish that the value of the rooms was greater than what we charged for them, they would rate us at the greater value.

4468. But in most cases it is taken according to the rental, is it not?—No; there are very few really taken at the rental, because you cannot get at it; a premium may be paid, and the rental be smaller.

4469. But is it not the case in your buildings?—No; my experience is that we are rated at a larger sum than the rental.

4470. The estimate of value is usually calculated upon the rental?—Yes; and in those cases where I have had to see the authorities with reference to the rateable value, I go to them, and they say, your rents are too low; we shall put your rents at the gross up to so much, and stand upon that.

4471. Where has that occurred?—In Chelsea especially.

4472. Do you mean in the buildings opposite Battersea Park?—Near the river.

4473. As regards your tenants, where do you consider that they principally work; do they, as a rule, work near their houses?—I am afraid I cannot give the Committee any very reliable information upon that subject.

4474. You would not be surprised to hear that they worked some way off, would you?—We find that some of the men do work at long distances at times, mechanics and labourers; they would be shifted to various parts of London, according to the work their masters may have to do.

4475. Would you be surprised to learn that one of your tenants in Pimlico works at Westminster?—That is not very far. Our Pimlico buildings are very close to Victoria Station.

4476. Therefore they would have the use of the Underground Railway?—It is only a few minutes' walk. I should expect to find that all our tenants work as nearly as they can within a mile of each block.

4477. How far do you think they are willing to go to their work?—I think a mile.

4478. Not more than a mile?—Some must go more than a mile. Many of our men living in Southwark-street work over in the City, and they have to walk over Southwark Bridge or Blackfriars Bridge.

4479. Then, with regard to the rules, are not some of the rules rather restrictive; I see that one of your rules is, that tenants cannot be allowed to paper, paint, or drive nails into the walls; is not the prohibition to drive nails into the walls a difficulty?—It was found to be a difficulty in the first instance, and now in the buildings there is a place where they may drive nails. There is a piece of wood let into the cement wall all round, where they can drive nails to hang their pictures; they are not allowed to drive them in any other part of the walls, because they are cemented; it is a smooth, hard surface, and it would be a great damage, and making holes in it would harbour vermin.

0.105.

Mr. Hollond—continued.

4480. I see you have another, Rule, No. 5: "Tenants will not be permitted to use the laundries for the washing of any clothes than their own;" does not that exclude washerwomen?—Yes.

4481. Would you not like to benefit them?—If we allowed them to take in washing, it would make a trade in the place, and be a nuisance to the others. It works very well as it is.

4482. Is there not any mode by which you could arrange for it; one would think that washerwomen were people who might expect the benefit of low rents?—I do not think they earn a very small income. It has never been brought before the trustees as being a necessity. They would consider it if it was put before them, I am sure.

4483. Then there is another rule: that no tenant will be permitted to keep a shop of any kind; should you be prepared to modify that rule, in the event of shops being placed in some part of the sites cleared?—I do not see any objection to that, if you want shops near that part. The Peabody Trustees tried shops in Whitechapel, the first place they built, and it was not successful, and it does not now pay very well; and they tried again at Islington with some shops, and some small workshops they thought they would let readily, but they did not answer, and they have changed them again. One or two shops are let at Islington, but that is all; and the workshops that were made for cabinet-makers, and that class of men, they have turned to other purposes.

Chairman.

4484. Did they not answer at all?—No, they did not answer at all.

4485. Can you account for it in any way?—No, I cannot account for it.

Mr. Hollond.

4486. With regard to the people who inhabit your buildings, do you expect to get the persons who inhabited the site before it was cleared?—Some of them do come. For instance, in the Whitechapel and Limehouse site there are many men whom it would be impossible to let go into any decent room; you could not do it.

Sir James M'Garel-Hogg.

4487. Can you give the number that have gone in?—It is very few.

Mr. Hollond.

4488. Do you expect with regard to the Bedfordbury Buildings that the people who were there before will go back?—Yes.

4489. What class of people were they?—A great many of them were labourers, working in connection with Covent Garden Market, and it is necessary for them to live very close there; they get there at about five o'clock in the morning.

4490. What would your rents be there?—It was discussed at the last meeting, and it was proposed that those should be taken upon the basis of the Westminster rents. I will read it

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to you. One room from 2 s. 6 d. to 3 s. 3 d.; two rooms, 4 s. to 5 s. 6 d.; three rooms, 5 s. to 6 s. 9 d.; that was to be about the basis.

4491. How many are there of each class?—I have not got an account of that. I can furnish you with it, if it is thought advisable.

4492. There is one point as to the principle of compensation under the Amending Act of 1879; do you consider that that would make provision for houses which are built in bad situations, such as houses built back to back; the houses themselves may not necessarily be unhealthy, but they may be unhealthy from their position; the authority has to estimate the cost of abating the nuisance, and deduct it from the compensation; would the Act meet that particular case do you think?—The only way to abate the special nuisance is to clear one house away and leave the other side open, but then we may find that they belong to different owners, so that in many cases it would be impossible; therefore the compensation resolves itself into a very nominal sum, because a house of that kind can be of very little value, and the compensation ought not to be based upon an extortionate rent obtained by middlemen; that is the great difficulty; that the arbitrators have been too lenient or too easy with the middlemen; freeholders are in an awkward position and cannot deal with the estate in all cases, but the middleman who receives the enormous rents from these poor people, he lays out as little as possible. Most of these men who deal in property have men specially for the purpose, clerks not worth anything, and the assignments are made direct to these clerks. They advance money on mortgage to the clerk, and in that way they do not bind themselves to any covenants. The clerk, who is worth nothing, is the buyer; the man stands behind, and, as mortgagee, takes every penny that comes in, and has no regard whatever for the people. If it were possible to alter the Act of Parliament to make it stronger, I should like to see it done, in order to get at those people who have been taking these great sums for compensations.

Mr. *Courtney*.

4493. Has not the lessor generally power to negative an assignment to a person who is irresponsible?—Not as a rule.

4494. Is not that a general condition in a London lease?—In a special lease, not upon ground rents.

Sir *Henry Holland*.

4495. Do you speak according to your own knowledge, or has it been tested in courts of law, as to the fact of assignments being made to men of straw?—I know it of my own knowledge. There was one man who was well known, Mr. Flight, who dealt enormously in that property, and he dealt with it in that way. I know a man in the office who used to be a buyer, and Mr. Flight used to advance him the whole of the money upon mortgage.

Mr. *Holland*.

4496. Do you think the arbitrators might inquire into that?—Yes.

Mr. *Rankin*.

4497. Did I understand you rightly when you said that 3 per cent. was the maximum rate of interest allowed to be charged under the Peabody Trust?—That is the greatest amount of interest the trustees seek to earn in dealing with the property. That was decided by Mr. Peabody some years ago. He wished that they should deal with the money, and that the poor should get the benefit of it, but he thought that they ought to make 3 per cent. out of it.

4498. Therefore taking 5 per cent. as the ordinary commercial rate, you think that you give in charity 2 per cent.?—That is the result.

4499. What is done with the 3 per cent. income?—It goes into an accumulated fund, and is spent upon new buildings. The income of the Peabody trustees is something like 25,000*l.* a year, which they have to add to the fund; by the time these six sites are covered, which we have purchased from the Metropolitan Board of Works, we shall have over 40,000*l.* or 50,000*l.* a year net income, which goes simply to increase the total fund, which, as you will see by the Report, is growing very rapidly.

4500. And it will go on increasing each year?—Yes, it will make a great mark in London some day.

4501. Have you any idea of the cost required to complete the proper accommodation for the poor of London, if it could be carried out?—No, that is a very large question; that I have not ventured to look at. Talking of the increase of the fund, if you will look at the Report that is now under notice, you will see that the original 500,000*l.* given by Mr. Peabody was, at the end of last year, nearly 720,000*l.*, so that the income keeps adding to the principal, and as we keep increasing our income, so the principal will grow faster.

4502. Have you built any of these Peabody buildings in the country?—No.

4503. Is it your intention to do so?—I think the trust is for the benefit of the poor of London.

4504. But do you consider that the poor of London could be reached and benefited by placing buildings in the neighbourhood of London, and not in the country?—I think it is a greater benefit to the working classes, as London is increasing, to keep a certain amount of them within an easy distance of the centre. I think that there are many working men whose business it is to be in London very early in the morning, and they could not live out of town; it would be impossible for them to get their living.

4505. Do you think you house at all the same people who used to live upon the same sites?—In some cases we do; we house the deserving class that want accommodation, and the only way that they could stop in the locality was by living and associating with, and allowing their children to associate with, a very miserable class of people. Take, for instance, Drury-lane and Great Wild-street; those were some of the most wretched places, and yet decent people had to live in them, because they could not go away.

4506. Are the conditions imposed by the Metropolitan Board of Works upon the sites taken by the Peabody trustees the same as those imposed upon the Whitechapel site when put up to

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Mr. Rankin—continued.

to auction?—I do not know whether they are, site for site in that way, but the principal stipulations are the same; the property can never be used for anything else than for labourers' dwellings; the buildings cannot be altered without the consent of the Metropolitan Board of Works and the Secretary of State; in fact, they are tied up, as was the intention, for ever, although the Peabody Trustees' money have put the buildings there.

4507. Can you place before the Committee a copy of the building conditions imposed by the Board upon the Peabody Trustees in 1868?—I can ask the trustees if they will allow me to give the Chairman a copy of the agreements; I do not think there can be any objection to that.

4508. Do you consider that the plan of the Peabody Buildings is the very best for sanitary general purposes that could be devised?—I do not; I always think that we may improve; it is now very good, but we generally make some little improvement.

Chairman.

4509. Are they all built exactly the same?—No, the last buildings are very much better than the others; we think a pattern building, is the one at Grosvenor-road.

Sir Henry Holland.

4510. Do you alter the buildings at all according to the neighbourhood?—We have sometimes to alter the building to suit the site.

4511. And to suit the population of the neighbourhood of the area from which you displace them?—No.

Sir James M'Garel-Hogg.

4512. I have a copy of the agreements here; perhaps you will hand it in?—Yes. (*The Agreement was handed in*).

Mr. Cropper.

4513. I only want to ask you a few questions as to the purchase of your properties; do you know anything in reference to the value of the houses before they come to be dealt with by the Metropolitan Board of Works?—Yes, I had to do with them; I went over them all, and had to advise the Metropolitan Board of Works when they were before the Commissioner.

4514. Have you known of the buying and selling of these properties before the Metropolitan Board of Works had anything to do with them?—Yes.

4515. I suppose the price really was very much lower when they were dealt with privately?—Very much; these intermediate interests that I have been talking of as being overpaid, are the interests of these middlemen, who will not buy such property unless they can get 10 or 12 per cent.; and the evidence that has been laid before the arbitrators has been based upon 5 per cent. and 6 per cent.

4516. What was the evidence given which enabled them to fix the price at all; was it as to 0.105.

Mr. Cropper—continued.

market prices, or rentals?—Local people came and said that the property in such and such a neighbourhood was worth so much money.

4517. Are actual sales taken into account?—No, only estimates; and they have treated them as compensation cases between trading companies and the vendors instead of under this Act; that is my view of it.

4518. But you think that evidence could have been given to show that private sales have been made frequently at much lower rates than those given by the Metropolitan Board of Works?—Yes, I did myself show most positively and distinctly, that the price was too large, and the surveyor of the Metropolitan Board of Works in many cases gave very strong evidences as to the price at which they had been dealing with property in the neighbourhood, but still the vendors got a price very much larger than they should have got.

Sir Henry Holland.

4519. The agreement that you have handed in between the Governors of the Peabody Donation Fund and the Metropolitan Board of Works, is an agreement for the absolute purchase of the land out and out?—Yes.

4520. That agreement only provides as one would expect, that the conditions of the Act of Parliament are to be carried into effect; but the conditions of the Metropolitan Board of Works, the original conditions and the revised conditions to which you have before referred, were the conditions for a building lease, as distinct from a purchase?—Yes.

4521. There seems to be no objection to the terms that are in the agreement between the Peabody Trustees and the Metropolitan Board of Works?—Only that we are bound to use the property for ever as dwellings, to carry out the provisions of the Act.

4522. But the questions that are in dispute are as to the provisions in the building leases, and as to the conditions imposed in the building leases by the Metropolitan Board of Works?—We are bound to build by that agreement, and to carry out the Act precisely as it is in the lease.

4523. With respect to the revised conditions of the Metropolitan Board of Works, I find that Section 3 provides that the provisions of the Acts are to be carried into effect, but that any modifications in the building plans which may be suggested by an intended lessee will be favourably considered?—Yes.

4524. Then, in Section 7, which appears to be a section providing for operations after the contract has been signed, I find these words: The intended lessee shall within six months from the date of contract—that, I suppose, means after the contract has been signed—submit plans, elevations, and sections and drawings, and so forth, and also the intended mode of carrying out the fencing and dealing with the land; and the intended lessee shall submit to any modifications, alterations, omissions, or additions, as shall to the Board and the said Secretary of State seem fit. I understand that that practically is the condition originally imposed upon an intended

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tended lessee, which is objected to; namely, that, after a contract has been signed, an intended lessee has to submit to any modifications, alterations, omissions, or additions in or to the said plans, drawings, and so on, which to the Board and Secretary of State shall seem fit?—I can only say that the Peabody Trustees have signed the agreement binding themselves, and they do submit all their plans to the Metropolitan Board of Works, and to the Secretary of State.

4525. That is the case, I suppose, when the land is sold out and out?—It is the same case, I think.

4526. When a man proposes to build a block of buildings, after the contract has been signed, has he not the right to assume that that block of buildings has been settled and is not to be altered?—He fixes his own price for the land, knowing that he has got to put up buildings subject to certain conditions; almost every freeholder would say to the man, I let the land, but I restrict you to putting up a building that I am to approve. Going to the Secretary of State, to my mind, is sufficient to show that you are not to be treated in an arbitrary way; not simply that you shall not do so and so, because I will not let you, but that anything which is fair will be agreed to.

4527. I may take it that you, with your large experience, do not think that that is a condition which should be objected to?—I do not think it should be objected to. I understood Sir Sydney Waterlow's question to refer to where plans were settled and everything arranged and a great alteration was intended to be made; then, I say, it would be unfair.

4528. You have told us that your buildings are generally erected on the last improved model, and not with reference to the population which you are displacing from the area upon which you build?—We have not found any necessity up to this time to make any alteration, but there is one site which has come into the Peabody Trustees' hands; since I was here we have had a large proportion of it given over to us; that is Golden-lane; there, I think, some provision will have to be made for the costermongers who reside in that locality in large numbers.

4529. You have already told us, have you not, when you were here before, that you had in certain cases provided rooms for the costermongers' barrows?—No; I think I said we had not had any locality, where we found it necessary to provide for them in numbers; here there are a very large number of costermongers, and it has been under the consideration of the trustees how it shall be arranged, and they propose there to put rooms in the basement, and separate stable buildings for the donkeys.

4530. We may take it that the Peabody Trustees would not be opposed to making small shops in the buildings, but that they do not find it answer, as the shops are not taken up?—In some cases it would not, I think; it would have been an improvement in the Bedfordbury Scheme; there is a very good frontage there for very good shops.

4531. Without putting up shops, have the Peabody Trustees considered whether it might not be desirable in a low neighbourhood, where

Sir Henry Holland—continued.

people were living, carrying on small businesses, to use the ground floor for the purpose of boot-closing, tailors doing small jobs, sackmaking, and so on, so as to enable that class of person to come into the Peabody Buildings and carry on their trades?—The objection to that would be, in all probability, that we were assisting a man who could do his trade and earn his own living, and did not want help.

4532. I am taking a case where there would be a certain number of sackmakers and boot-closers turned out from an area; would not it be worth while to use up the ground floor, in one of these blocks, for the purpose of enabling these people to carry on their trades?—I do not think that that has ever been considered in that light; I have never heard of it being discussed.

4533. Do you see any objection to such a plan being pursued?—No, I do not see any objection other than this, that it might be said, we were providing for a better class than we should.

4534. But you would be only providing for a class who were turned out of this area; would it not be most desirable that they should keep up their small business connection?—Yes.

4535. I presume you would agree that it is desirable, as far as possible, where you are displacing people, to replace them on the same area, if they are respectable?—Yes, if they are respectable, certainly.

4536. You said, as an amendment to the Act, you would like to see the Provisional Award done away with, and if the Metropolitan Board of Works could not come to terms with the claimant, that either side should go to the arbitrator, or to a jury at once?—Yes.

4537. I presume you would go so far as to make the decision of the arbitrator final?—Yes; it is so under the Lands Clauses Act now; there is no appeal from a jury or an arbitrator.

4538. You said you have known cases where the judge gave 20 *l.* costs; by the judge, do you mean the arbitrator or the sheriff?—The sheriff when we went to the court. In the Schedule to the Act of 1875, it is provided that "Notwithstanding the verdict of the jury may be for a sum less than that awarded by the arbitrator, the local authority shall pay to the other party such sum not exceeding twenty pounds for the costs of the trial." For instance, the Metropolitan Board of Works are taken before a jury, and they are put to a very great cost, and then the man who has taken them to a jury, if the verdict is not in his favour gets 20 *l.* towards his costs. The judge seems to think that it was intended it should be paid, for he has given it in every case.

Mr. Courtney.

4539. The original funds of the Peabody Trust was given by deed, I think?—It was given by two separate deeds during Mr. Peabody's life.

4540. Were they both given whilst he was living?—Yes.

4541. Was there nothing added by his will?—No; there was a sum of money not absolutely paid to the trustees before his death, because there was a date fixed when it should be paid; it was being used for some purpose, it was not quite free; and something was added to the fund

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[Continued.]

Mr. Courtney—continued.

fund after his death; but it was all given during his lifetime.

4542. Are all those deeds enrolled?—I cannot say.

4543. Have the trustees never been incorporated?—No.

4544. Has any Act been passed relating to them?—No.

4545. You always appear to purchase your lands in fee?—Always.

4546. And you have occasionally leased some portions of them?—Yes.

4547. Do you consider you are at liberty to job your land?—The trustees consider that they are at liberty to sell any land if they can see a way of reducing the price of the remainder. For instance, at Pimlico we had valuable frontages, and the trustees thought it was too good to build upon, and they have been putting labourers' dwellings in front of private houses; they thought they ought to keep the front, and get private houses built upon it.

4548. The trustees have not hesitated to exercise that power?—No; and it was approved of by Mr. Peabody during his life. Mr. Peabody bought a piece of land out at Brixton, which was afterwards thought not suitable; the trustees, with his sanction, granted building leases upon it, and sold the ground rents afterwards, and made a profit of 10,000*l.* Those are the only cases they have dealt with.

4549. Did he by the deed of gift prescribe the 3 per cent.?—No; it was only his wish.

4550. It was Mr. Peabody's verbally expressed wish?—Yes.

4551. And it has been recognised, and hitherto acted upon, by the trustees?—Yes.

4552. And the rents have been kept down in consequence?—Yes.

4553. Still, even with 3 per cent., you have now a large annual surplus?—A very large annual growing surplus.

4554. And it will go on increasing?—Yes.

4555. And much more rapidly year by year?—Yes.

4556. Do you look forward to any limitation of that growth?—I do not know that we can look forward to any limitation. I do not see what is to make it other than very productive. The expenses of management of the trust will increase a little, but up to this time last year it was under 800*l.*; the whole expenses of management of the establishment.

4557. At present you get the land you have built upon, or at least the last plot you obtained from the Metropolitan Board of Works, at less than the market price?—Yes, I should think so in some of these cases.

4558. Or at an average of 3*d.*, instead of 4½*d.*; even supposing the limitation as to the use to be made of the lands to apply?—Yes.

4559. That is very much less than would have to be paid by an ordinary builder, buying the land in the open market?—Yes, but I think this should be borne in mind in dealing with it, that in letting it go into the hands of the trustees, it is always preserved for the public benefit for charitable uses, the fund is charity money. It is not like commercial speculation, making large

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Mr. Courtney—continued.

sums of money out of it, and putting it into private pockets.

4560. You get your land, do you not, below the market price, and much below the price that would have to be paid by a private builder; you let the buildings built upon them below the market rate, and your profit is much below what a private builder would expect, and the consequence is that your rental is extremely below what we may call the market rental of similar buildings?—Yes.

4561. Would not that affect the building of such buildings by other persons?—I think it will in time, it must.

4562. And would it not make it impossible for a builder to compete with you?—Yes, I think it must be a very distant time, because we find plenty of people to deal with that the commercial companies will not deal with. If I, a man, earning somewhat under 1*l.* a week, were to go to one of the commercial companies and wanted room, they would not have me, because I could not afford to pay the rent. There are an immense number of those men who come to us, and we do take them, and they are the ones requiring the benefit.

4563. Would not these conditions of your action also affect very materially the owners of existing properties of a similar character, in reducing their value?—Yes, I think it will, and I think it very proper that it should; we shall reduce the rents, and so will these commercial speculators reduce theirs. In some districts poor people are obliged to take any rooms they can get, and they pay any rent that is asked. In the Pear Tree-court site, which we bought from the Metropolitan Board of Works, I have been making personal inquiries, and I find that the people in that neighbourhood are paying 5*s.* for a most miserable room, and they are bound to live in that locality. I went to a master clock-maker to inquire if it was so, he said, "We cannot have our men living away, and they must pay any rent that is asked of them; it is a great benefit to us when you put your buildings next door to us."

4564. At present do not your buildings prevent other buildings being erected?—I do not think they have that effect at present.

4565. How is it possible for an ordinary builder to get a remunerative rent if you set up a pile of buildings by the side of him, where he intended to build?—At present there is room for all of us; we shall not affect him in that way yet.

4566. Is it possible to keep rents very divergent from one another in the same spot, or near to one another?—It is possible, if you deal with a different class of working men.

4567. Do you look forward to the future, when you will be able to supply these buildings entirely, and meet the whole demand?—I have never looked so far forward, I have often considered, and tried to make up my mind as to what will be the effect upon London, but I cannot; it is too large a question. It will not be many years before we shall have got 100,000*l.* a year.

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4568. And

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[Continued.]

Mr. Courtney—continued.

4568. And at that stage it would grow very rapidly?—Yes.

4569. Your 100,000 *l.* would soon become 200,000 *l.*?—Yes. All I can say is, we must buy up all the other companies and reduce their rents.

4570. Does not it appear to you to be a formidable future the housing of the artizans of London at less than cost price?—I think that it is a very great advantage to that class; if we house them and keep them clean and decent, with good houses and good education, we should hope to see the generations which follow better members of society.

Sir Matthew Ridley.

4571. Can you say whether the effect of lowering the rents in this way is to lower the wage; you say that you spoke to a clockmaker, who said that he thought it a great advantage to them, because the men got better rooms; would the clockmakers get their work done for less wages?—I cannot say; I should think not. There is one thing which has a very curious effect upon the rents of small properties round the City. In the City there are a very large number of Sunday gifts at City churches; there are a great many different things given away to poor people residing in the parishes. I believe it has the tendency enormously to increase the rental value of the rooms. That is, in the terms upon which you can buy the property; take St. Sepulchre's parish, it will add 1 *s.* 6 *d.* a room on to the small houses, for the gifts from the church on Sunday to the common people living in them are about 3 *s.* a week, of which the landlord takes half.

Mr. Courtney.

4572. Is not that the converse of what Sir Matthew Ridley put to you, that if the condition of their life is made more easy, the conditions of living amongst the population will accommodate themselves to it?—Yes.

4573. If you are going to make rentals cheaper than they naturally are, you will have the population working at less wages than they would otherwise be able to realize?—It may come to that in years, but I do not think we shall affect it in that way yet.

4574. In the city it has come to this, that you get people to pay more rental in order to get hold of this particular condition?—Yes, but we are a very small undertaking at present, if you look at the plan.

4575. But does not your action affect every proposal to build new buildings; must not your competition be compared with the competition of new buildings that would otherwise be put upon the same ground?—Yes.

4576. And it must materially affect it, must it not?—It will, I believe.

4577. Could anybody afford to put up workmen's dwellings in Covent Garden, when you put up buildings in Bedfordbury and Great Wild-street?—Yes, it is a very small number that we are taking out of the gross, very small indeed; if somebody put up buildings at Pimlico

Mr. Courtney—continued.

and charges the highest rent he could get, we should not affect him.

4578. Your competition would not affect him?—Not in the least.

4579. With regard to the conditions contained in the agreement between you and the Metropolitan Board of Works, do you consider that they will affect you for ever?—Yes, most certainly; we have been advised upon that, and that was the effect of it, because the Peabody Trustees bought a site from the Foundling Hospital in Coram-street; an acre and a half of freehold, covered with wretched houses; that is a site we tried to clear the leaseholders from. As soon as this Act was passed, the trustees applied to the Metropolitan Board of Works to assist them to get it cleared under the powers of this Act; and then it was a question, if we make an application to the Metropolitan Board of Works, do we, as trustees, part with our right to deal with the property as we do under the trust. We were advised that we should do so for ever. Mr. Freshfield advised the trustees in that way. You get rid of your right of dealing with it in any way; and we are clearing it now; as representing the trustees, I am negotiating the buying up of the interests, and I have got nearly all of them finished; all who were leaseholders.

4580. The conditions to which you consent, although you are freeholders, are perpetual conditions which could be enforced?—Yes, and we are bound to submit our plans before we build, and are subject to any alterations that may be made by the Board and the Secretary of State.

4581. Supposing you look forward 50 years hence, at that time you could do nothing with the property in contravention of these conditions, could you?—Not without the consent of the Secretary of State, through the Metropolitan Board of Works.

4582. You have consented to a great many conditions in this agreement?—Yes.

4583. Supposing these conditions had been put in advertisements, asking anybody to tender for the land, I do not follow your hesitancy in tendering through advertisement, supposing it were offered upon the same conditions?—There is a great difficulty in submitting to tender; I always advise clients, without reference to dealing with the Metropolitan Board of Works, not to tender.

4584. But you have to consider the conditions in accepting the agreement to purchase, have you not?—Yes, it is a question of price.

4585. Supposing the conditions were absolutely the same, *verbatim* one with the other, do you mean to say as a man of business, you would not look at an imitation to tender?—Yes; I never would, and never have.

4586. It is too late to begin?—I, under very strong pressure from a solicitor I was advising, did make a tender for a large matter, and we have always thought it was very unsatisfactory; we never knew what anybody else offered, we were quite in the dark, and all that happened was that the tender was refused, and we were no nearer than at first. But if a vendor has got something to sell, and will say, "I will take a sovereign for it," you know how to deal with him; but if he says, "Make me an offer," you cannot do it.

4587. Did

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[Continued.]

Mr. Courtney—continued.

4587. Did you look after the list of similar alterations made in Paris?—Yes.

4588. Have you got anything to tell us about that?—That list which was worked out by Sir William Tite, who was Mr. Tite at that time, estimated the street improvements at from 50 to 70 per cent. loss.

4589. Can you tell the Committee which were 50 and which were 70 per cent.?—Sir William Tite talked about the improvements in London as well, and in London and the City they came to 60 per cent.

Sir James M^cGarel Hogg.

4590. What is the date of that?—This is in the Statistical Society's Paper, read by Sir William Tite in 1864, No. 27, Part 3.

Mr. Courtney.

4591. Are you quite accurate about 50 per cent.; are you not proceeding upon an observation in page 382?—No, I was looking at the earlier part of the Paper. He says, "I have always held that the making of a new street in the heart of a city was an operation that must be attended with a positive loss to the body undertaking it, in some cases amounting to as much as 60 per cent. of the capital employed in it." He is speaking of London.

4592. You tell us that he says, as a matter of fact, that the loss in Paris was from 50 to 70 per cent.?—Yes.

4593. Where does he say that the loss is so low as 50 per cent.?—On page 385 he says, "And if the City, with even this sacrifice has been able to achieve the street, at a gross outlay upon the expense equal to about 70 per cent., it must be considered to have conducted its operations very skilfully and very well."

4594. I think you are misled by what is to be found on page 382?—Having looked at it, perhaps that is so.

4595. That is only after the nation had made a contribution?—Yes.

4596. It was only then about 72 per cent. or under?—That is so.

4597. There are some other figures you might give the Committee as to the cost of a central market, upon page 380?—That is nearly 80 per cent.

4598. It is nearly a million of loss upon a total expenditure of 1,271,849 l.?—Yes; the total outlay in lands and the construction of roads was 1,271,849 l., but the recoupments from the sale of old materials and the valuation of property unsold was 268,922 l., showing a loss on the operation of 1,002,927 l.

Sir Sydney Waterlow.

4599. Did I understand you to tell the Committee that you objected to tendering for land because you were unaware of the prices that other people might be tendering at?—No; you never know the result, except that your tender is not accepted.

4600. Have you the same objection to tendering or bidding at a public auction?—No; I should bid at a public auction.

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Sir Sydney Waterlow—continued.

4601. Do you think that the Metropolitan Board of Works should have put all their land up to public auction, under the Act of 1875, instead of inviting private tenders?—My advice always is to put up property to public auction, if you try to force it into the market at all; but my advice to all parties is, "Fix your own price;" let people know that you want to sell, and do not be afraid of telling them what you want.

4602. Were the Committee right in assuming that you advised the Peabody Trustees not to bid at a public auction?—I do advise them to bid at a public auction; I have attended sales for them, but not by tendering.

Chairman.

4603. I understood you to say that you have advised the Peabody Trustees never to tender?—I have advised them never to tender.

Sir James M^cGarel-Hogg.

4604. You said in answer to the honourable Member for Maidstone, that you thought the Peabody Trustees had given the full value for lands purchased from the Metropolitan Board of Works?—For their use.

4605. The Metropolitan Board of Works did not quite concur, and they endeavoured to get a larger price from the Peabody Trustees!—Yes.

4606. We tried in every way we could to get a larger price, thinking that the land was worth a good deal more?—Yes.

4607. Do you quite adhere to this, that at Whitechapel there was no offer when it was put up to public auction?—That was my impression; I attended the sale, and watched very carefully, but I did not see anybody make a bid.

4608. As to the Whitechapel site, have you estimated what is the value of the Whitechapel site for commercial purposes?—I said that I thought it was worth about 2 d. per foot to use the land commercially, without any restriction as to rent.

4609. It is only worth 2 d. a foot; is that your view?—That is what I told Sir Sydney Waterlow.

4610. What would you think would be the price in the market for commercial purposes without any restrictions?—Then I should think that is very nearly about its price. I can speak practically of what land in this locality is worth; I have recently sold a very large site of land fronting the entrance to the London Docks, and for that I could only get 6 d. per foot, with a large frontage for shops.

4611. Our estimate is 9 d. per foot for commercial purposes without restrictions?—I think that is too high.

4612. Have you considered whether it would be a good plan in purchasing these sites, say at Whitechapel or Bedfordbury, to erect warehouses and apply the money for the purpose of purchasing land elsewhere, where it could be got at a cheaper rate?—If it were possible to do it, but my difficulty is to find the other site; you want to set a power in motion to get that site. If it were possible to find another site, the proper way would be not to clear this site but to go to that site and build upon it, and then attract the

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Sir James M'Garel-Hogg—continued.

tenants away; but I do not see how you are to house the same people or assist the same working men by shifting them any great distance.

4613. Have you any difficulty in working upon the conditions imposed by the Metropolitan Board of Works?—Not the slightest; we have made alterations of all sorts: we have only got to show a reasonable alteration, and the Metropolitan Board of Works assist in every possible way, and the Secretary of State has given his consent directly.

4614. Then you do not think these clauses, 16 and 20, are too stringent?—I do not think so at all; I think they are very fair. To show you how easy it is to carry it out, I may mention that in the Peartree-court site there are some public ways running across, and they absorb a very large amount of land, and we have arranged a plan which will enable us to give better access between the points, and get for the benefit of the

Sir James M'Garel-Hogg—continued.

trustees 4,000 or 5,000 feet of land by re-arranging the existing public ways. The Metropolitan Board of Works assist us directly; they do not make any difficulty, and no doubt we shall carry it out. I am sure the Secretary of State will approve of such alterations.

4615. With regard to the losses on improvements, I think they vary very much in the places where they are made; you referred in one of your answers to the honourable Member for Liskeard, to a Paper by Sir William Tite, in which he says they are about 50 and 60 per cent., but they vary very considerably, and have done so since then, have they not?—Yes, the cost of the works varies.

4616. You could not put it at an arbitrary figure; it might be higher or lower?—Yes.

4617. You could, no doubt, give the Committee several instances of a very different character, could you not?—Yes.

MR. JAMES MOORE, called in; and Examined.

Chairman.

4618. You are Secretary to the Improved Industrial Dwellings Company, are you not?—Yes.

4619. That is the company with which Sir Sydney Waterlow is connected, is it not?—Yes.

4620. I understand that you have got 3,146 tenants; I gather that from the report of the 30th of June 1881?—Yes; that report has not yet been published. That which you have is merely a proof of the list of occupations.

4621. Practically that is correct, is it not?—Yes, at the 30th June.

4622. Then I see the number of separate occupations is 378?—Yes.

4623. What do you mean by that?—There are no fewer than 378 occupations followed by the tenants of the buildings.

4624. Then I see there are 122 occupations not stated?—Yes.

4625. I presume I may take this as a list of the people in your dwellings?—Yes. (*The list was delivered in.*)

Mr. Cropper.

4626. Have you given special attention to the progress of the working of the Artizans' and Labourers' Dwellings Act?—I have followed it through its various stages.

4627. From the beginning?—Yes.

4628. Has your company made any offer for any of the sites cleared by the Metropolitan Board of Works?—We have made no tender for the sites under the Artizans' and Labourers' Dwellings Act.

4629. Why not?—The directors felt that the conditions of tender were too onerous and too stringent to enable them as a commercial company to do so.

4630. Were the conditions of tender as first issued, and those subsequently amended, such as

Mr. Cropper—continued.

to prevent the company making any offer?—Yes.

4631. Can you explain in what way?—There are several conditions, which the directors considered were objectionable, and I could point out which by a reference to my report upon the conditions themselves.

4632. Do you refer to the revised copy?—I refer to the original and revised copy which was forwarded by the solicitor of the Metropolitan Board of Works to the directors.

4633. What was it in those conditions which you specially objected to?—One of the chief objections arose upon Clause 7, page 3, which says that the intended lessee shall submit to any modifications, alterations, omissions, or additions in or to such plans, elevations, sections, drawings, descriptions, specifications, and so on, as shall to the Board and the Secretary of State seem fit, those alterations being made after the date of the contract. And a further objection, among others, was taken by the directors to the last two or three lines of Clause 8, by which the lessees were to be bound by all other statutes already made, or *hereafter* to be made in relation to buildings within the metropolis, and also to conform to all bye-laws now made, or *hereafter* to be made, under any of the same statutes. They felt that that was too indefinite to enable them to submit to it.

Chairman.

4634. You would be bound by any statute, whether there was that condition or not, would you not?—I doubt very much whether the Metropolitan Board of Works having approved plans, could by any bye-laws have altered them.

4635. I am talking of statutes?—I take it that any statutes made would not be retrospective in their action; that is to say, if plans had been approved and the buildings were in progress, then that no statute that could be made would affect them,

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Mr. MOORE.

[Continued.]

Chairman—continued.

them, unless the lessees bound themselves by such conditions as were in the form of contract prepared by the Metropolitan Board.

Mr. Cropper.

4636. Therefore it was those conditions you objected to, was it not?—Yes.

4637. Have you not bid for any of their land?—We have bid for none of the sites.

4638. Did you not buy any in Whitechapel?—No, we did not.

4639. Were you at the auction at Whitechapel?—I was not, but the assistant secretary was.

4640. Do you know what passed there?—The land was offered by the auctioneer; he started a price which was greater than the price at which the land was ultimately sold to the Peabody Trustees by the Metropolitan Board of Works.

4641. Do you know what the Peabody Trustees paid for it?—I believe they paid 10,000 *l.*

4642. You did not make any bid at all?—No.

4643. Was it a sum less than the first bid at the auction?—Yes, capitalised it was 2,500 *l.* less; the land was offered at a ground rent at 25 years' purchase, and the auctioneer started the biddings at 500 *l.* per annum ground rent. That, at 25 years' purchase, would be 12,500 *l.*

4644. Had you any offer of the land before it was sold to the Peabody Trustees?—No.

4645. Have any other sites which have been sold to the Peabody Trustees been offered to your company?—No, nor have we had any opportunity of considering them.

4646. Are you acquainted with the particulars of those lands, and the terms upon which they were all sold?—I believe the sites were sold by the Metropolitan Board of Works to the Peabody Trustees on the basis of 3 *d.* per foot rental, capitalised at 20 years' purchase.

4647. Was there any competition for the sites, beyond what arose in connection with the Whitechapel land, that were put up to auction?—I believe not.

4648. Could your company have paid better prices for the various sites than were obtained from the Peabody Trustees?—I cannot answer that question, because, as I said before, we have had no opportunity of considering any other site than the Whitechapel and Limehouse scheme; but I may say this, that we tendered to the Commissioners of Sewers for the City of London, for their sites in Golden-lane and Petticoat-square, prices which, capitalised, were 25 per cent. more than was paid by the Peabody Trustees to the Metropolitan Board of Works.

4649. Was that land sold to the Peabody Trustees?—No, it was not sold; it is still in the market.

4650. Have you bought any land from the Metropolitan Board of Works for dwellings for the poor?—Not under the Streets Improvement Act of 1872, nor under the Artizans' and Labourers' Dwellings Act; we did lease two sites in Whitechapel under the Commercial-road improvement, that was in the year 1872.

4651. Do you know how many sites were set

Mr. Cropper—continued.

apart for workmen's dwellings under the Metropolis Streets Improvement Act, 1872?—In 1872 10 sites were set apart.

4652. How many of them have been covered with buildings?—I believe only three have been covered with buildings, and I think two others have been let; I am not sure whether there have been one or two others let.

4653. Did you make any offer for any of them?—Yes, for the whole.

4654. At what prices?—On the site at the corner of Gray's Inn-road we offered 252 *l.*, which would be at the rate of about 3 *d.* per foot.

4655. Is that scheme under the Act of 1875?—Under the Act of 1872, and we made the offer upon the basis of the pre-emption of the ground rent at 25 years' purchase, the Metropolitan Board of Works having either sold or agreed to sell other plots under the Act of 1872, on the basis of 25 years' purchase.

4656. Were the prices you offered greater or less than the prices you usually paid to private owners?—The prices per room were, in the majority of cases, greater than we have paid for sites belonging to private owners. We work it out at per room, because that is the true basis of calculation. We have to see what we can get upon the site, and so calculate what we can afford to give per room.

4657. Has your company tendered for any of the sites set apart under the Act of 1877?—We have not tendered for any of the sites.

4658. Will you give the Committee the ground rent at per foot paid by your company?—The average is 1½ *d.* per foot upon the whole of the estates; we have 28 estates altogether, and our total of land may be taken at 20 acres.

4659. What rental per room does 1½ *d.* a foot represent?—It would represent an average of 7 *s.* 10 *d.* per room over all our estates.

4660. And 3 *d.* would be 15 *s.* 8 *d.*?—Yes.

4661. Taking the scheme for building as laid down by the Metropolitan Board of Works for the Whitechapel site, what would 3 *d.* per foot represent per room?—It would be, speaking from memory, over 27 *s.*

4662. Taking the class of persons to be housed, could you afford to pay as much as 3 *d.* a foot?—No; on the Whitechapel and Limehouse scheme there were 68,175 feet, which at 3 *d.* a foot represents 852 *l.* 3 *s.* 9 *d.*; the number of rooms to be erected in accordance with the conditions of the tender was 630; that would give an average of 1 *l.* 7 *s.* 0½ *d.* per room.

4663. You thought that put it out of the question?—Yes, we thought that put it out of the question looking at the class that had to be re-housed.

4664. What class of people occupy the houses that you build?—We have all grades of the working classes from the labourer and washerwoman, to the skilled artizan. I have handed in a list of the occupants.

4665. Do many of the people who have been turned out from the previous dwellings go back into your houses when they are built?—It is rather difficult to trace them. We usually take sites which have been uncovered for some time, or, at any rate, where the landlord has cleared them; we have in some instances cleared sites, but have

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have not found that very many of the old occupiers return to the same spot.

4666. Have you any records of the death-rate in your houses?—Yes, our average death-rate upon sixteen years' working has been 16·7 per 1,000 in the buildings.

4667. How does that compare with the metropolis generally?—The death rate for the same period in the metropolis has been 23·4, or a difference of 6·7 in favour of the buildings.

4668. That 23·4 is in the whole of the metropolis?—Yes.

4669. How has it been in the neighbouring crowded districts?—We have no statistics of the death rate in the crowded districts surrounding, but it may be taken at not less than 30 or 40 to the 1,000. It has been given in evidence by several medical officers of health before this Committee.

4670. Do you make any rule as to the persons you receive into your dwellings?—When an application is received, a visit is made to the applicant at his house; we enquire as to his employment; we do not enquire as to his wages, but we judge chiefly by the condition of the home. If the home is a decent one, or if we can see that there is a desire on the part of the applicant to improve his surroundings, we accept him.

4671. Have you often occasion to turn out your tenants?—No, very seldom indeed.

4672. Are your houses always, or generally, full; is there any difficulty in getting tenants?—We have as a rule about 3 per cent. of empties; that per centage is necessary to enable us to keep the dwellings in proper condition of repair and cleanliness; we have had during the last three years a larger proportion of empties, and greater difficulty in letting our dwellings; this we attribute, in a great measure, to the depression in trade, and to some extent to the competition which is arising in the suburbs of London, by which the better class of artisan can be accommodated with a small house a few miles out.

4673. Does that alter your idea of the necessity of building this sort of dwellings in the centre of London?—Not at all; I think that we cannot have too many of these buildings in the centre of London, because the nearer they are placed to the centres of labour and cheap markets, the greater the advantage to the working man.

4674. You have studied the Act; can you make any suggestions to the Committee as to how it may be made less costly in operation?—I think that the Amending Act of 1879 was a step in the right direction; but I would even go further; I would make it a statutable offence to own dilapidated property, and if, after notice had been given by the sanitary authority, the owner failed to reinstate the property in a satisfactory sanitary condition, I would confiscate it, and hand the owner simply the value of the ground for the purposes to which it could hereafter be applied, that is, its value for improved dwellings for the labouring classes. I think it should be made a penal offence to injure the health of the tenant, and destroy the lives of the working classes, for the sake of reaping large profits in the way of interest on the outlay. Many of the owners of

Mr. Cropper—continued.

these small properties, I believe, make from 12 to 15 per cent. out of them, simply by not doing anything in the way of repair, and the health of the people suffers, and their lives are sacrificed.

4675. You have told the Committee the least price per foot that you could afford to pay; have you usually bought empty spaces or blocks of houses, and pulled them down?—We have sometimes acquired plots of land covered with houses, and sometimes they have been cleared.

4676. When they were covered with houses, I presume you bought at a lower rate than when they are cleared?—We have taken the sites, as a rule, at ground rents, and upon the condition that we pull down the houses, and erect dwellings for the working classes.

4677. Have you bought any from private owners?—Yes, from both private and public owners.

4678. Therefore you have bought it at a much lower rate than the Metropolitan Board of Works have ever paid when they bought under the Act?—Without a doubt.

Mr. Courtney.

4679. What is the capital of your company?—The capital is half a million, with borrowing powers under the Labouring Classes' Dwelling Houses Act of 1866 to the extent of another half million.

4680. Is the half million of capital paid up?—It is not all paid up, but it is fully subscribed.

4681. How much is paid up?—£.425,000.

4682. How much have you borrowed?—We have borrowed 271,000 l.

4683. Has it been borrowed in the open market?—No, it has been borrowed from the Public Works Loan Commissioners.

4684. At what rate per cent.?—Four per cent., repayable in some cases in 30 years and in others 40 years.

4685. Four per cent. is the rate of interest, irrespective of the repayment?—Yes.

4686. What rate do you pay the shareholders?—Five per cent.

4687. Is it limited to that?—It is not limited.

4688. Have you always paid it?—Since we commenced to earn dividend; that was in the year 1864 or 1865.

4689. How long have you been constituted?—Eighteen years.

4690. Since then you have paid five per cent. regularly?—Regularly five per cent.

4691. Have you any reserve fund?—Yes.

4692. What is it?—We have a reserve fund for equalization of dividend, of 41,000 l.

4693. Has it been necessary to trench upon it?—No.

4694. You have always paid five per cent.?—Yes.

4695. Have you another separate reserve fund?—We have, for the redemption of leaseholds and for future repairs and dilapidations.

4696. That is part of your annual expenditure, in fact?—Yes.

4697. Then you are, commercially, a success?—To the extent stated we regard it as satisfactory, having regard to the character of the work in which we are engaged.

4698. You

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Mr. Courtney—continued.

4698. You owe nothing to public assistance except what is gained from the Public Works Loan Commissioners?—Nothing whatever.

4699. You said that of late you have had some increased difficulty in letting your rooms?—That is so, and my remark applies chiefly to houses erected in the suburbs of London. We have a large estate at Bethnal Green; we have there nine acres of land, the greater part of which is now covered with dwellings for the working classes. We have not let there quite so readily as formerly. We feel that we are meeting with some amount of competition from speculating builders, who are erecting two and three-storey houses in the suburbs upon the principle which we have adopted, of giving separate and distinct houses; that is, where formerly a cottage was erected consisting of six rooms, and one person took it, letting out so many rooms; the builder now makes the ground floor a complete tenement, and the first floor a complete tenement, taking the rent himself from both families.

4700. You do not support the view that these suburban buildings have been competing with the Peabody Trustees?—I think not.

4701. Do you consider that they have affected their letting at all?—I think they have; I can, in fact, in one instance show that that is so.

4702. Then you believe that that is so?—Yes. Take the case of the Whitechapel and Limehouse scheme. We have, in the buildings which we erected in Commercial-street, Whitechapel, 84 dwellings; the Peabody Trustees have taken seven of our tenants who had been with us some time, and who were paying rentals of from 6s. 6d. to 8s. a week.

4703. The Peabody Trustees have been able to offer them as good rooms at cheaper rates?—I do not think they offer them as good rooms as we provide.

4704. But they offer them some accommodation which makes them prefer the buildings of the Peabody Trustees to your own?—Yes.

4705. What is the accommodation?—They charge lower rents. The Peabody Trustees have taken seven tenants into their building on the Whitechapel and Limehouse site, from our building in Commercial-road.

4706. With regard to your suburban buildings at Bethnal Green, are they erected upon the plan of large blocks?—Yes.

4707. How many storeys?—Five storeys.

4708. They must stand, I suppose, quite by themselves; there are no similar buildings near them?—There are no similar buildings within half a mile of them, to the best of my knowledge.

4709. Is that district crowded with houses?—Yes, there are many small houses in that immediate district.

4710. Are they houses of great age?—Some are very old.

4711. Are there any houses being built in that neighbourhood?—Not to any great extent.

4712. Where are the houses being built by builders with separate entrances to them, and separate doors, to which you referred?—At Stratford, Edmonton, and Tottenham.

0.105.

Mr. Courtney—continued.

4713. What class of persons occupy the houses at Edmonton?—Persons of the artisan class.

4714. Working in London?—Working in London, and coming to and fro by the cheap trains; I know there are some who live at Edmonton.

Sir Henry Holland.

4715. Are your buildings made on one uniform model, or do you adapt them for the accommodation of the special wants of the district?—We adapt them to the special wants of the district as far as we can, but we have certain standard plans; we endeavour, at every new estate, to improve upon the last model.

4716. And have you certain conditions as to the position of the staircases and water-closets, and so forth?—Each tenement possesses a separate water-closet; it possesses separate conveniences and arrangements; there is nothing combined but the playground, the staircase, and the roof.

4717. In any of your buildings have you provided accommodation for the carrying on of any small businesses such as boot closing, and bag making, and so forth?—We have only done so in one instance; that is on the Bethnal-green estate, where we have provided 20 or 30 workshops, which are principally occupied by cabinet makers. But shoemakers and others who can bring their work home no doubt carry on a good deal of their work in one or other of their rooms.

4718. You do not object to businesses being carried on in the rooms?—No, provided that it is not of a character to be annoying to the adjoining occupiers, or in itself dangerous to the structure.

4719. You would allow tailoring work or boot work to be carried on in the rooms?—We might stipulate that a boot maker, on account of the hammering, should reside on the ground floor, so that there should be no cause of complaint on the part of other tenants.

4720. In the buildings where you have erected these places for the cabinet makers, are they buildings separate from the tenements that are inhabited?—Yes, quite separate.

4721. A block of itself?—Yes.

4722. Are they all on the ground floor, or is the first floor used as well?—There are only two floors, and both are occupied.

4723. Have you found those to be fully occupied?—We have had at times a difficulty in letting some of them; there are not very many.

4724. I suppose from your experience we may take it you see no reason why, in the poorer districts, there should not be accommodation provided to enable these people to carry on their small businesses; I do not mean that they should set up shops, but that people should be able to carry on their work at home?—It would be an additional expense to them, because in addition to their tenement they would have to pay for their workshop, but if they are in a position to pay the rental of the workshop I see no reason why such accommodation should not be provided.

4725. But the experiment has not been tried anywhere, except in the case you mentioned, of the cabinetmakers?—No; but many of our tenants

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work at home, for instance in Clerkenwell, we have a very large number of watchmakers and people engaged in the watch trade; that is an occupation which they can with advantage carry on in their own homes, reserving a corner of the room for their special purposes.

4726. Is sub-letting strictly forbidden by your company?—No, it is not. We have not a very great deal of it, but it is allowed subject to the supervision of the collectors.

4727. Do you find that there is much sub-letting?—In point of fact there is not much sub-letting, because the extent of the dwelling will not permit of it.

4728. Have you any limitation as to the number of persons in a room?—We do limit it as far as we can; that is to say, we should not allow into a three-roomed tenement a family larger than the husband and wife and two young children, or we might say three young children.

4729. In case a fourth child appeared, could you give notice to the people that they must go?—No, we should not; but where the family grows too large, we suggest that they must move into a larger tenement; we have had on some occasions when a family has grown too large for a four-roomed tenement, to suggest that they must take another house, because the overcrowding would become a source of danger.

Sir Matthew Ridley.

4730. Have you any supervision of these houses?—On each estate we have an agent whom we term a porter; it is his duty to show the empty tenements to applicants; to see that the staircases and yards and roofs are kept clean; to see that the water cisterns are periodically cleansed, and generally to see that the tenants are conforming to the rules and regulations; but we interfere with the tenants as little as possible. We find, in fact, that the tenants, if left to themselves, become their own superintendents.

4731. Each separate tenement is self-contained in all respects?—In all respects it is self-contained.

Mr. Rankin.

4732. Did I correctly understand you to say that your sort of people liked the suburban dwellings better than the town ones?—No, I do not think I said that. I think that as a rule the working man prefers his tenement near his work, there is a certain proportion of the working classes who can afford to live out of town; but I believe the great majority cannot afford to live out of town, and it is necessary that they should live as near to their work as possible, because not only does the man work, but his wife and children work; and in those instances it would be a source not only of considerable inconvenience, but great expense and loss to the working man to have to go into the suburbs.

4733. Are there any occupations for women and children in the suburbs, as well as in town?—I think the occupations for women and children are fewer in the suburbs than in town.

4734. Have you any houses in the suburbs built by your own company?—Yes; we have some at Greenwich, and some at Deptford.

Mr. Rankin—continued.

4735. Which system do you follow when you build your houses in the country and suburbs?—We erect them upon precisely the same principles as those erected in the centre of a crowded district; but we do not take them quite so high.

4736. You erect them in blocks?—Yes.

4737. How many storeys?—Four, five, six, and seven storeys in town, and in the suburbs three, four, or five storeys.

4738. Have you gardens connected with the houses?—No.

4739. Do you not think that that would add greatly to their value?—I think it would; but it is the cost of the land which prevents our giving the accommodation. We, in all cases, endeavour to provide as much playground as we can, but even that is limited by the cost of the ground.

4740. What is the ordinary size of your rooms?—We build upon half-a-dozen different plans; I can give the cubical contents of each room. For instance, upon one plan the cubical contents of the rooms average 1,054 feet; upon another plan they average only 920 feet, that would be in a small tenement where we should take a small family. In another case the cubical contents average 1,109 feet, while in another they average 999, say 1,000 feet.

4741. Have you any knowledge of the means of locomotion for these people who live in your houses in the country; do they come in by cheap trains?—No, I think the majority find their work in the immediate neighbourhood; take Deptford, for instance; at Deptford there are many industries carried on by the waterside, and I have no doubt that the great majority of the tenants there find their work in that locality. Taking the Bethnal-green Estate, which we regard as semi-suburban, I have no doubt that the great majority have their work in the City; they are only three or four minutes' ride from Liverpool-street.

4742. Do you make any rule as to their sending their children to school?—We do not interfere in that in any way; we feel that they are sufficiently looked after by the School Board for London.

4743. Do they endeavour to do so?—Yes.

4744. Is there not a company called the Artizans' and Labourers' Dwellings Company?—There are so many companies recently formed that I am afraid I hardly know which one you mean. There is the Artizans' and Labourers' Dwellings Company, and there is the City of London Artizans' and Labourers' Dwellings Company, and several others.

Mr. Holland.

4745. You said that you had no opportunity of tendering for the other sites cleared under the Artizans' and Labourers' Dwellings Act?—We had no opportunity of tendering for them; the sites were not advertised, nor, so far as I am aware, were they offered to the public.

4746. Have you any explanation at all to give of that?—I can afford no explanation, except that it was a matter that was within the control of the Metropolitan Board of Works.

4747. They were put up to auction, and no tenders invited?—One site only was offered at auction.

4748. After

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Mr. *Holland*—continued.

4748. After that one site were they advertised?—After that one site they were not advertised, nor were they put up to auction.

4749. And your company had no opportunity of considering the schemes?—No.

4750. Had you any opportunity of considering whether you could have offered a better ground rent than that which was obtained for the Whitechapel and Limehouse site?—We had no opportunity from the fact that the sites were never submitted to us; but in the case of the Golden-lane and Petticoat-square sites coming under the control of the City authorities, we tendered unsuccessfully, prices which were 25 per cent. better than those paid by the Peabody Trustees to the Metropolitan Board of Works.

4751. What is the highest price that you could afford to give for land?—The highest price that we have given is $3\frac{5}{8}$ *d.* per foot super.; that was for a site close to the City boundary, and which we have let to the better class of artizans.

4752. And you would not be prepared to go higher than that?—I do not think we can, if we are to earn a satisfactory dividend; that is, a dividend which will enable us to obtain sufficient funds to carry on the work in future.

4753. You spoke of the difficulty of letting some of your rooms; where has that difficulty been experienced?—That difficulty has been experienced chiefly at our Bethnal Green estate; but I may say, with reference to that, that we have been working on the Bethnal Green estate, pulling down the old houses and erecting new ones during the past 10 years, and many of the tenants of the earlier buildings move into the new buildings because they find more modern appliances and greater conveniences, and it is the older tenements that for the present are to some extent unlet; but at Deptford, which is still further out, we have not been able to let to a greater extent than 50 per cent., but those buildings have not been opened longer than about 12 months; we hope, in course of time, that we may be able to fill them up; but I may add that since we bought that land, which we did at the urgent representation of the rector of Wapping, a colony of small houses has sprung up halfway between Deptford and London Bridge, and many of the people have gone into those small houses; but judging from their external appearance, I should think within a few years they will come under the operation of the Artizans' and Labourers' Dwellings Act, 1875; they are of such wretched construction, and will, in my judgment, before long become unfit for habitation.

4754. Do you only build upon the block system?—Yes.

4755. Why do you not compete with the small houses by building upon the small house principle; you spoke of two-storey houses?—The directors feel that their work lies chiefly in the centre of London, and that the demand in the central part has not yet been exhausted.

4756. You do not think you see any evidence of over-building at all?—Not in the central part of London.

4757. As far as your blocks in the suburbs are concerned, I can understand that a man going 0.105.

Mr. *Holland*—continued.

into the suburbs might prefer a house of his own to living in a dwelling upon the block system?—That may be the case.

Mr. *Courtney*.

4758. The Deptford buildings are close to a railway station, are they not?—Yes.

Mr. *Holland*.

4759. How have the blocks at Greenwich answered?—They are almost fully let. For a long time we had a large per centage of empties, but they are now full, with the exception of about three; but the rents are low.

4760. Do the tenants come in to London to work?—I think not; I think that the tenants at Greenwich find work in the immediate neighbourhood; we have only 40 dwellings there.

4761. You have not workmen's trains upon that line, have you?—I think there are, but I am not sure.

4762. Is there any limit as to wages amongst your tenants?—No. A few years ago I made a calculation of the wages which the tenants might earn, and it worked out to an average of 28 *s.*; but the wages of the workman are to a large extent supplemented by the earnings of the wife and children, so that probably the average earnings of the family would amount to from 35 *s.* to 2 *l.* a week.

4763. Then would you let out your dwellings to anyone who would take them?—Provided they were respectable and of the artizan class.

4764. As a matter of fact, I believe you have a doctor in one of your buildings?—Yes, but not in the artizan blocks.

Chairman.

4765. I suppose you would take in all of us if we applied?—We should be happy to do so, but there would be a little difficulty in the way.

Mr. *Courtney*.

4766. I see you have a dentist and a Baptist minister?—Dentists and Baptist ministers are sometimes very poor; on one occasion we found a barrister in our buildings.

Mr. *Holland*.

4767. Have you not a gentleman in your rooms at Pimlico paying nearly 100 *l.* a year rent?—That is not in the artizan portion. In our Chelsea buildings we incurred very heavy expenses for foundations; we were not bound by the conditions of our contract to erect dwellings for the working classes, so we allotted the frontage to persons of a better class, reserving the back portions for the artizans and others.

4768. Have you had any experience of this kind, that when you have built houses, you take in the class that has been dislodged. Suppose you cleared a site, would the people you dislodge come into your dwellings?—I can give an instance in Darwin-street, Lock's Fields; there we cleared away a number of small houses, and have just opened 156 new dwellings upon the block principle; we have several of the tenants in the new blocks who were occupants of the old houses, but I may say that we do not find a large

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Mr. *Holland*—continued.

large proportion of those evicted return to the new dwellings.

4769. Were the houses that were cleared away such as would have been condemned under the Artizans' and Labourers' Dwellings Act?—Some of them were; some of them ought to have been condemned a long while back, under Mr. Torrens' Act.

Mr. *Bryce*.

4770. Do you generally have a balance over what is required for 5 per cent dividend, or to keep up the reserve fund?—Yes, and the reserve fund for the equalisation of dividend is composed of the balances.

4771. Has that reserve fund a limit?—No.

4772. Does it continually increase?—It will increase so long as we have a balance over and above 5 per cent., or until the directors, or the shareholders who are more interested, decide otherwise.

4773. Has it been increasing during the last few years?—It has been increasing since the formation of the company.

4774. Have you any objection to state what the amount is?—It amounts to 41,000 £., but the balance during the last three or four years, has not been so great in proportion to the capital as in former years, the cost of building during the last few years having been much greater than it was in former years, and our returns are less than they were.

4775. And you have not increased your rent in proportion to meet that increased cost?—We have been unable to do so.

4776. Why?—Because the tenants cannot afford to pay higher rents.

4777. You have reached a point where you have to keep the rents down, or the rooms would be empty?—Yes, they cannot be increased.

4778. You told the Committee that the owners of these dwellings in bad condition in the neighbourhood of your houses make from 12 to 15 per cent.?—Yes, for this reason; they give very little for the property, and they lay out nothing in repairs, and they, if I may use the word, "screw" the very uttermost farthing from the poor people; they sublet the houses in rooms; a widow woman can give 4 s. for a single room, but she cannot give 6 s. for two rooms; her limit is 4 s. per week.

4779. Is the reason this, that when you provide good accommodation, there is only a certain demand for it, but the very lowest class are willing to pay an extravagant price for bad accommodation?—Unfortunately they are obliged to do so.

4780. But it appears from your list of occupations, that you do not deal with the very lowest class?—We do not, for the reason that we are unable to solve that problem. The cost of providing the dwelling would be greater than these people would be able to pay us a return upon, that is to say the very poor; but then I have always felt that the accommodation of the very poor was a matter for the Peabody Trustees; that the fund was specially appropriated to the poor of London, and not to the artizan, and if the Peabody Trustees take in the artizan class at

Mr. *Bryce*—continued.

less than the market value of the tenement, I say that they are gradually pauperising the working classes of London.

4781. But it appears that you cannot reach this poorest class because they will not or cannot give a reasonable price, and they remain in their squalor?—They cannot afford to give a return which would pay a satisfactory dividend, but the Peabody Trustees, who have no dividend to earn, can and should lay out their money with a view of accommodating that class.

Chairman.

4782. They say they try to have as tenants men whose wages reach 1 £. a week; that is the evidence we have had?—Their report states that the average of their wages is 23 s. odd.

4783. Supposing that it was 1 £., would it be higher than the Peabody Trustees should have in their houses?—£. 1 and under is the class which the Peabody Trustees should accommodate.

Mr. *Bryce*.

4784. Even so, the Peabody Trustees would, more or less, disturb the natural balance of things, would they not, because they would give these people something better than they could otherwise pay for?—Yes.

4785. And there will be more competition to get into the Peabody Buildings on the part of those they receive, wherever they fixed the line?—No doubt the lower rent would prove a great attraction.

4786. Of course, the Peabody Trustees would, like yourself, select the more respectable people?—I do not know upon what principle they select them.

4787. I understand that you select the more respectable people, and that you would not take in people that you find now living in very squalid dwellings?—Unless, from the inquiries we make, we find that they are persons desirous of improving their condition in life. We often take in people who have little or no furniture, and we find that in the course of a few months they have a comfortable home about them.

4788. It sometimes does happen, does it not, that you find them living in a way in which you would expect the lowest class to live?—They live in back courts and streets.

4789. And living in a state of dirt and wretchedness?—We find that many people who would if they could be clean and comfortable, are, from the nature of their surroundings, obliged to live in dirt and squalor.

4790. Can you suggest any way by which more could be done for this very lowest class, which seem to constitute the great difficulty, besides your suggestion that the Peabody Trustees should keep down their limit?—It is a most difficult question, and unless it was a question of State aid and supervision, I do not see how it could be done.

4791. Would not State aid be liable to the same obligation of pauperising the people?—Undoubtedly, and that is one of the difficulties.

4792. Did the price that you gave per room include

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Mr. Bryce—continued.

include not only the price of the land, but the price of the building and fitting up?—The average cost per room of the dwellings has been 50*l.* 16*s.* 7*d.*; but it must be borne in mind that probably one-half of the Company's dwellings were erected before the great rise took place in the wages of the building operatives, and in the cost of materials.

4793. Therefore, if you have to go on building now, you would expect that it would cost you more than that per room?—I can give you the figures upon the last four estates which have been completed: 54*l.*, 53*l.* 14*s.*, 55*l.* 11*d.*, and 53*l.* 9*s.*, but that does not include the cost of land.

4794. Have you got an estimate which you could give the Committee showing what the cost per room was, including the cost of land?—The majority of our houses are leasehold, but I think that if you take 10*l.* per room as representing the value of the land, it will be as nearly as possible a correct estimate.

4795. Is that an average over the whole of your properties?—Yes.

4796. What is the average height of your dwellings?—They vary from 30 feet to 70 feet.

4797. How many storeys?—From three storeys to seven storeys.

4798. Have you often had outbreaks of infectious disease?—We have not had a large amount of contagious or zymotic disease in our buildings.

4799. Where you have had it, have you found it spread in these block dwellings?—No, except in this way, we have found that it would spread among the tenants on a particular flat, and that we attribute to the fact of neighbours injudiciously making visits while the disease is in a particular tenement, and they convey the disease from one tenement to another, but there is no greater risk there than would be incurred in streets where neighbours run in and out of each other's houses.

4800. Have you through lateral ventilation from front to back?—Yes.

4801. Are your buildings built on one plan?—No, they are built upon four or five different plans.

4802. You spoke of private builders in the suburbs having taken to build their houses in flats?—Yes.

4803. And you spoke of the flats being only two or three to a building?—Yes.

4804. Why do the private builders never erect them of more than three storeys?—In the suburbs they get land cheaper in many instances; they get beyond the operations of the Metropolitan Buildings Act, and they build 9-inch, and 4½-inch walls, and being irresponsible persons, they build in the manner which is the least costly.

4805. You mean that the walls are too weak to support a higher house?—They certainly would be, because under the Building Acts, if you go beyond 30 feet, you must increase the thickness of the walls of the lower storeys.

4806. You would assume, if the neighbourhood was populous, that it would be better worth their while to build a higher house; why is not that so; even near the centre of London we observe—

Mr. Bryce—continued.

serve that the houses built are seldom high houses?—I cannot tell why that is; I suppose it is a question of the extent of capital which the builder possesses; that will often restrict the height of the house.

4807. Is there much difficulty arising from the rules and regulations which you require your tenants to observe?—None whatever; they are framed chiefly for the comfort of the people; there are only one or two rules affecting them, and those relate chiefly to the punctual payment of rent.

4808. Have you a rule about lights being put out at a certain hour?—No.

4809. You do not find it necessary?—We do not think it necessary; there is a rule that we put our staircase lights out at a certain hour, but we have no rule with reference to other lights.

4810. Is the work of your company upon the whole expanding, owing to the additions you make to the reserve fund?—Yes.

4811. Are you going on constantly on a larger scale?—We are constantly at work. At the present moment we are erecting on three estates something like 1,500 rooms.

4812. Have you any statistics showing where your people living in your dwellings work, and how far they are from their work?—We have no records of that; but we judge from the perusal of the list of occupations, and having a knowledge of the neighbourhood, that the great majority reside close to their work.

4813. Do they work within one mile or two miles of their dwellings?—Within half a mile in many cases. I take Finsbury as an instance; we have several blocks of buildings there, and I know that the majority of the people work within a quarter of a mile of those buildings, in the various industries carried on in that locality.

4814. Do you consider it is an element of some importance in a workman's mind, in selecting where he lives, to be close to his work?—I think it is of the utmost importance to him in the selection of his dwelling; it is the leading feature with him. At any rate, whether it be so with the men or not, the women, who usually select tenements, are only too anxious that their husbands shall be near their work, because it enables them to come home to their meals, instead of taking them in a public-house, or elsewhere.

Sir James M'Garel-Hogg.

4815. I think you said that you had no opportunity of tendering for any of the sites under the Artizans' and Labourers' Dwellings Act?—I said for any of the sites other than the Whitechapel and Limehouse site.

4816. You excepted that?—Yes.

4817. Then you did have an opportunity of tendering?—Yes.

4818. And you did not avail yourself of it?—No, we could not; on account of the conditions sought to be imposed.

Mr. Francis Buxton.

4819. I understood you to say that your rents in Bethnal Green had been affected to some extent by private building in the suburb?—The letting of the dwellings has been affected by it.

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4820. The

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Mr. MOORE.

[Continued.]

Mr. Francis Buxton—continued.

4820. The letting of the dwellings throughout the metropolis?—No, the letting of our Bethnal Green estate.

4821. Do you consider that your Bethnal Green estate is a suburban estate?—I consider it a semi-suburban estate.

4822. And the lettings there have been affected by the buildings erected by private builders?—I think they have.

4823. Is there any official supervision of the buildings erected by private builders?—To the best of my belief, none.

4824. And many of them are of a very inferior character, are they not?—Yes, of my own knowledge that is so.

4825. More especially in the suburbs?—Yes.

4826. At Edmonton, and Stratford, and other places round London; is that so?—Yes. I heard of an instance of an Irish labourer leaning back in his chair and pushing the wall down, and going through into the next house, and I know it to be the fact; the party walls were simply $4\frac{1}{2}$ inch walls, put together with the worst possible materials.

4827. That is because the dwellings are erected beyond the Metropolitan radius?—Yes.

4828. Are they mostly two or three storeys?—Two storeys, as a rule; sometimes they are three storeys.

4829. Intended for two families?—Yes.

4830. And, as a rule, with a piece of garden attached?—Yes, but a very small piece.

4831. As to your own buildings, you say that some of them are seven storeys high?—Yes.

4832. Do you find that the higher storeys, the sixth and seventh storeys, are as popular as the lower ones?—Quite. We very often find that the people prefer the upper floors, from the fact that they get a better view. From some of our upper floors you get delightful views of the surrounding country.

4833. Do you refer to the buildings in the Metropolitan district?—Yes; from the top of some of our buildings you get views as far as Woolwich, the Crystal Palace, Richmond, and Highgate.

Chairman.

4834. Can the people go out upon the roofs?—Yes; for drying clothes and for the recreation of the children.

Mr. Francis Buxton.

4835. You have equal conveniences on every storey, I suppose?—Yes, and in every dwelling.

4836. Do you give them balconies outside?—Yes; there are external staircases and balconies to all our buildings.

Mr. Francis Buxton—continued.

4837. The classes which are turned out of the condemned dwellings, as a rule, are not the classes for which you build your buildings, are they?—We accommodate all grades of the working classes; we have, at our East end estates, labourers, charwomen washerwomen, and people who earn small wages.

4838. But you do not take the most degraded classes?—No, we do not.

4839. And your buildings are not intended for such?—They are not intended for such; they are intended for the respectable poor.

4840. What is your reason for limiting the buildings to the respectable poor?—Because, as a commercial company, we have to pay our shareholders a dividend of 5 *l.* per cent., and if we had a class, such as the class you refer to, we should find that the outlay for repairs would eat up the whole of the dividends, or a large proportion of the amount required for dividends.

4841. Do you consider your Association a commercial association, and not a charitable institution?—It is a commercial association, and in nowise a charitable institution.

4842. If that is the case why do you not try to pay a higher dividend than 5 *l.* per cent.?—Because we feel that the day may come when we may not be able to earn 5 *l.* per cent., and we consider also that 5 *l.* per cent. is a fair return, having regard to the security offered for the investment of the money.

4843. As a commercial speculation, you do not think it is worth while to take in the most degraded classes?—No, as a commercial speculation, it would be impossible to do so.

4844. Would you say that these degraded classes are almost hopeless in their manner of living?—I do not think so; but I think it would take a very long time indeed to educate them sufficiently to enable them to occupy dwellings such as we provide. I think there will be a better chance in the next generation than in this, because I think the next generation will be better educated.

4845. I understand you to call them the destructive classes?—I do not call them the destructive classes; I think they have destructive habits.

4846. Do you refer to the destruction of their furniture and rooms generally?—I have no doubt that they do very often destroy their furniture; but I refer chiefly to their destructive propensities with respect to the fittings and sanitary appliances provided in these dwellings.

Thursday, 21st July 1881.

MEMBERS PRESENT:

Mr. Brodrick.
Mr. Francis Buxton.
Mr. Courtney.
Mr. Cropper.
Sir Richard Cross.
Viscount Emlyn.
Mr. Hastings.

Sir Henry Holland.
Mr. William Holms.
Sir James M'Garel-Hogg.
Mr. Rankin.
Mr. Torrens.
Sir Sydney Waterlow.

THE RIGHT HONOURABLE SIR RICHARD CROSS, IN THE CHAIR.

Mr. BENJAMIN B. HUNTER RODWELL, Q.C., M.P., called in ; and Examined.

Chairman.

4847. You were appointed by myself, when I was Secretary of State, as arbitrator under the Artizans' and Labourers' Dwellings Acts of 1875 and 1879, were you not?—I was.

4848. Were you able in any of the schemes that you undertook to take advantage of the Act of 1879, or did they come under the Act of 1875 alone?—I took advantage of the Act of 1879, more or less, in each one of the schemes I had to deal with.

4849. You have been engaged continuously in this work for about two years, have you not?—Just about two years; it was about this time two years ago that you first mentioned it to me. I have not finished my work yet. I am daily receiving communications; but I have very nearly finished. I have issued all the final awards, but there are, as you may well imagine in this multiplicity of claims, one or two who have omitted to send in claims; and under the provisions of the Act I have to deal with them separately, without invalidating the award.

4850. I believe you have dealt with four schemes?—The Goulston-street, and Flower-and-Dean-street; Whitechapel scheme was the first.

4851. And St. George-the-Martyr, Southwark, next?—Yes.

4852. Then Essex-road, Islington?—Yes.

4853. And then Bowman's-buildings, Marylebone?—Yes.

4854. Then I need hardly ask you whether, having been engaged so long upon these different schemes, you are perfectly cognisant of the working of the Acts, and can tell the Committee a good deal about it?—I think so; I have endeavoured to make myself master of the subject from all points of view, and I may state that the largest district I had occasion to go round was the Whitechapel district. I made a house-to-house visitation there, and I had no conception that in the Metropolis such places were to be found as I found there.

4855. May I ask generally, before we go into the schemes, whether, in your opinion, this Act

Chairman—continued.

is beneficial, or whether you can suggest any alteration in it which would make it so?—On public grounds there can be no question that it is beneficial. I do not think myself that the parties whose properties are taken have the slightest reason to complain of any hardship in the Act; in fact, my experience tells me that they are too favourably dealt with under the present existing law, and that some alterations are required.

4856. You think, therefore, that some amendment would be advisable in the Act; but you think that the principle of the Act is right?—Clearly. I cannot conceive that there can be two opinions upon the subject; not of persons who judge for themselves.

4857. The more satisfactory way for the Committee would be, if you would take some scheme, such as the Goulston-street, and the Flower-and-Dean-street scheme, and tell the Committee how you proceeded from first to last in working under the Act?—I will only take the matter up when I came upon the scene. I presume the Committee are acquainted with the preliminary proceedings as to the Provisional Order, and so on. When a Provisional Order is made, and I am called into action, the first thing done is that the claims are sent in. I have got my clerk to put together in this bundle 300 claims; that is only a small portion of them. I have taken one or two out as samples to show the Committee the way in which the arbitrator is called upon to deal with them.

4858. What is your first step as arbitrator?—My first step is to make a declaration; my next step, after I have made the declaration, is to issue notices that I have been appointed as public arbitrator, and asking people interested to send in claims to any place I may appoint. Then, after an interval of a certain number of weeks, three weeks or a month, these claims are sent in. Every person who has had notice by advertisement, and in a variety of other ways, is supposed to have sent in a claim by a certain day. Then, when these claims are all sent in, I index them: I apportion them to their different streets,

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Mr. ROWELL, Q.C., M.P.

[Continued.]

Chairman—continued.

enter them into a book myself, and make a survey, and go into the place, and call upon the people and ascertain from them what their case is. As you may suppose, there are many fictitious claims. I ask a variety of questions, and deal with them as I best can.

4859. You do that before you make the provisional award?—Yes, those are the sort of rough things sent in to me to deal with (*handing in some documents*). I think I may state that this involves an enormous amount of unnecessary labour, I should say, necessary labour, but labour that might be dispensed with. If you look at those, you will see the way the claims are sent in, and the very meagre information there is for any person who wishes to do justice between the parties, to act upon. Of course in some cases, where you have simply to value the property, you can refer to the tables, and it is comparatively easy.

4860. We may take one as a specimen, and see how it is dealt with by you?—There is one here; the claim is sent in, giving the number of the plan. Then one of the columns is headed, "Interest claimed whether freehold or leasehold, with full particulars of same," and under that heading they say in this claim, "Leasehold held on lease for an unexpired term of three quarters of a year from Midsummer 1878, at a ground rent of 145 *l.* per annum." Then in the next column it says, "Let to several tenants at rents amounting together to 241 *l.* 16 *s.* per annum." And then there are some others described in the same way. They then claim for it, without any further information upon the subject, 4,000 *l.*; the evidence that I took was this: I go round with my book like a tax collector, and I say, "What is your ground for claiming 4,000 *l.*? Have you any income-tax paper?" (indeed I may mention that I told the Secretary to the Treasury that he might look them up, because many of these people claim far larger incomes than entitle them to be relieved from the income-tax); and they say that they have not been called upon. Then I go further into the question, look into books and accounts, and I form the best judgment I can, and give the sum I think proper, which is entered in my provisional award. I have had to deal with many hundreds of these cases, and I may tell you that I had an enormous amount of correspondence which involved a good deal of manual labour for myself and others.

4861. What did you do in the case of William Devine?—William Devine, of 324, Old Ford-road, is the name in the provisional award, in addition to giving his particular compensation, I had to make marginal notes which run through those tables, as to apportioning the rents, and a variety of other things. I do not know what I gave him.

4862. I see that you gave in the provisional award, 1,372 *l.*?—Yes.

4863. Then there is a note to it, to say that this award is in respect to Nos. 1 to 7 Marlborough-court?—Yes. There is a striking difference there between 4,000 *l.* and 1,300 *l.* He appealed against my decision, and he appealed from Philip to Philip, and I gave him 2,200 *l.* in my final award. He

Chairman—continued.

appeared before me, and I had to deal with the case after hearing counsel and evidence on both sides. I have also a very wholesome power to exercise in regard to costs. When a man sends in a claim to me for 4,000 *l.*, and I find afterwards that he is satisfied to take about half that sum, 2,200 *l.*, I feel that he has to a certain extent been misled by perhaps professional gentlemen who have over-valued his property, and I think that that is a matter which should be considered in determining the costs, just as if that had been a simple arbitration. I think, by putting in a monstrous claim of 4,000 *l.*, he is not entitled to full costs, but he would be, supposing he sent in a moderate claim. That turned out to be so in this case, and that is so in hundreds of cases.

4864. Before you made your preliminary award, I understand you went to the place and talked to him individually?—I went to the public-house or shop and asked for the books, and I found the people always willing to give me every information. The attempt to mislead is in making out these claims originally; they are originally made out by a claim manufacturer. I said to the claimant, "Did you make out this claim yourself?" he said, "Well, I gave him the particulars to go by;" I said, "Do you know how much you have claimed?" and he said, "No, I do not;" and then I said, "Would you be surprised to find that you claimed so much; you do not want it, do you?" and he would reply, "They say if I do not ask it I shall not get it;" but many of the claims, the claims from brewers and large owners, are different, but a great many claims are made up.

4865. Before you make your provisional award you generally hold an informal meeting down there, do you not?—No, I have no meeting before I make the provisional award.

4866. But you make inquiries yourself, do you not?—Yes, informal inquiries upon the best evidence, which my practice in such things enables me to get.

4867. When you say this man appealed you mean that he appealed against your first award?—Yes. When I have given my provisional award, I send out a notice to each of these people to say that I have made my provisional award and given such and such an amount of compensation; if he objects to it, I tell him that before a certain day he must send in his objection, and the grounds of his objection, to me, and I shall fix a day for the hearing.

4868. That is a more formal thing?—Yes, where I sit like a judge. The weekly tenants and the small cases I exercised my discretion about. I then held inquiries in the locality; I went to the vestry hall of Whitechapel and sat there five days, hearing the small cases, and I disposed of 300 or 400 cases in those five days. Then for the large serious cases, involving thousands, I sat at Surveyors' Institute as a *quasi* judge; I have a cause list made out, giving them notice of a particular day and hour on which they will be required to appear.

4869. And they appear by counsel and solicitors?—Yes, and it is a regular judicial proceeding. Then I publish my final award.

4870. Can

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[Continued.]

Chairman—continued.

4870. Can you give the Committee any notion how many claims were sent in in the Flower-and-Dean-street scheme?—I have an abstract here.

4871. I want to get at some relation between the appeals from the first provisional awards and the original claims sent in?—There were 719 cases in the Goulston-street scheme.

4872. How many appeals were there against the provisional award in these cases?—That I cannot tell you, but possibly one-half.

Sir James M^cGarel-Hogg.

4873. Of those 719 cases sent to you, were not a great number settled by the Metropolitan Board of Works?—They were sent in independently of Schedule 2, which were cases settled by the Metropolitan Board of Works.

Chairman.

4874. Do you recollect how many were settled by the Metropolitan Board of Works?—I cannot say. The appeals to me were between 200 and 300, but that might convey a wrong impression without explanation. A great many of these were weekly tenants, and people who had monthly holdings. In Whitechapel the room was filled; all of them came; I could not understand what it meant; I had given them fairly enough 2*l.* and 3*l.* a picee, and to the laundresses I had given 4*l.* and 5*l.*; and when I arrived there the room was full. Notices of appeal were sent in. It seemed that some very active agents had been there, and had said to these people, you cannot do any harm, you will not get less than you have got if you appeal, and you will probably get more. I do not think that more than 3 per cent. of the small appeals were *bonâ fide* appeals; they were got up; I think in one particular case claims amounted to 500*l.*, and the costs that were claimed exceeded the amount that I gave by some few pounds, and I was so satisfied that these claims were not *bonâ fide* that I only allowed 20*l.* costs instead of the claim which was sent in to me.

4875. Were those costs to solicitors?—No, accountants and surveyors, and people of that class. I said to two or three people, "Do not you think I have given you enough?" And they said, "We fancied we might get a little more." I said, "Did you instruct anybody?" and they said, "No, sir; a gentleman came to me." I said, "Are you satisfied?" "Well, sir, yes, I am." I then gave public notice. I said, "Now, I wish it to be publicly known that anybody who is satisfied here, or rather who has not put the law in motion themselves, will not have any costs allowed." And the effect of that address was this, that a great many people retired from the room.

4876. I understand the amount you awarded was only 500*l.*?—Yes.

4877. And the costs were more than 500*l.*?—Yes.

4878. And you got the costs down to 20*l.*?—Yes. I mention this to show you the evil of the present system as a facility in making costs which the ratepayers of the Metropolis have to pay in these cases. In justice to the people who get up
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Chairman—continued.

these cases, I must say this, that they had a notion that they were entitled to something for sending in and preparing the claim. Now, as I read the Act of Parliament, I have nothing whatever to do with any single pennyworth of expense until it comes before me as arbitrator; and many respectable solicitors acquiesced in that view. I find this: "Consulting you upon claim," "Consulting so-and-so in preparing claims," which would amount to five or six guineas. I say, "I have allowed that in the compensation I have given;" and I strike my pen through it, and allow no costs except the costs proper to the arbitration.

4879. After you made your final award on this particular scheme, how many appellants were there whose cases went to a jury?—In the whole of the four schemes there were only 13 notices of appeal to the jury, and out of those 13 appeals, seven were settled by the parties without going to the jury; and most of the appeals were made by the Metropolitan Board of Works. Where I am dealing with these very large figures, you may well understand that it is a very grave responsibility. Claims are sent in for 28,000*l.*, 15,000*l.*, and sums of that description, and where I do not see my way quite clearly, whenever the evidence is conflicting, I give the claimants the benefit of the doubt, put it upon the Metropolitan Board of Works to appeal rather than upon the claimants to appeal. That was the principle I adopted, and I was glad to find that the alterations made by the juries after all were not very serious; six of them took off something from what I had given; in one case there was an excess, and if I had adhered pretty nearly to my provisional award, and it had not been for the appeal, I should have been very nearly right in my original view of the case.

4880. The jury agreed with your original award?—Yes, the jury nearly agreed with my provisional award. In one case I must attribute a little of the difference between the jury and myself to this, that they went to see a very valuable property in Upper-street, Islington, upon the celebrated Tuesday when everything must have looked worse than it usually does. I should think it made a good 1,500*l.* difference.

4881. Did you, in making your award, make any inquiry as to what property in that particular part had been selling at?—Yes, for my own information; and that I might be as correct as possible (I know a great many surveyors and valuers in the metropolis, but I would not have any one I knew), I consulted the Recorder of London, an old friend of mine; I said, "Tell me some man I can depend upon, who will not give me any specific value upon any specific property, but who will go round with me, and give me a general notion," and after a deal of consideration he named a man of eminence to whom I was a stranger. I went round with him, and asked a variety of questions as to the value of property, and so on, and he came to me once or twice to my chambers; not discussing individual cases, but discussing the general value of property in the neighbourhood, and that was what guided me. I made every inquiry as to
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[Continued.]

Chairman—continued.

what the value of the property was, and there is a publication which I have been reading lately, which comes out every week, called "Land." That gives one immense information upon that subject. You see the market value of property; how many years' purchase; what it is worth per foot; what ground rent, what tenure, and the whole thing.

4882. In making these awards I presume we may take it that you did make inquiries as to the price at which land in this particular district had been in the habit of selling?—Most decidedly, and after that I had Mr. Vigers on one side and another valuer upon the other side, and it was A B C to me after a time.

4883. There is no doubt that a particular plot of land, with a house upon it, would be of one value if sold as that identical plot, whereas it might have a totally different value if it was part of a cleared space, with all the surroundings taken away?—Yes.

4884. In arriving at the value which you gave, did you consider it as a piece of land surrounded by these particular houses, or the price that the land would fetch after the clearance had been made?—I took it as the first. I took it as the value of the house, subject to a deduction if it was in a bad state of repair, or in an insanitary condition. I make the deductions, and put what I thought people would give for it.

4885. But subject to the surroundings?—Yes.

4886. You valued it subject to the evil surroundings within which it was placed?—Yes.

4887. And not as a cleared space?—That would have been a very unsound principle to have gone upon.

4888. Can you tell the Committee the amount of the claims in which appeals were made?—I have not got them added up, but I can tell in round numbers. They were all, with one exception, over 3,000*l.*; the smallest was 876*l.*, and, if I might interpose the remark here, I would say that I think in future it would be quite as well to increase that standard from 500*l.* to 1,000*l.*

4889. You think that it might be fairly raised from 500*l.* to 1,000*l.*?—Where I thought I might be a little in error, if it was 5*l.* on one side, or 5*l.* upon another, I always wrote the 5*l.* over the 500*l.* in, that they might, if the parties thought I was wrong, appeal.

4890. Can you tell the Committee what the whole amount awarded in this particular scheme came to?—Yes. The total amount claimed in the Goulston-street scheme was 153,994*l.*; they were the original claims for the freeholds and leaseholds; I gave in the provisional award 85,844*l.*; and my final award was 105,748*l.*, that included everything. There were some jury appeals, and they diminished my final award by 4,500*l.*

4891. So that it came to nearly 110,000*l.*?—Yes.

4892. That is putting aside all the cases which the Metropolitan Board of Works had settled before they came to you?—Yes, excluding them.

4893. This paper is handed to me by the

Chairman—continued.

Metropolitan Board of Works; is it correct?—I could not say that it is correct, but I have no doubt it is; it would agree with what I said. It is headed, "Total claims, Goulston-street and Flower-and-Dean-street scheme," and it says that "85 claims of freeholders and leaseholders were settled by the Board by agreement, and were not therefore considered by Mr. Rodwell. 80 objections of freeholders and leaseholders were made to the provisional award either by the board or claimants; and 50 objections appeared by counsel, and 30 by solicitors." I have given the amounts of the freeholders and leaseholders' claims.

4894. With freeholders and leaseholders that is comparatively a simple matter?—It is comparatively a simple matter. It is more responsible in point of amount, but after all if you get respectable people to deal with you get nearly what is right. What I do want to call attention to are the yearly, monthly, and weekly tenants. The amount claimed there was 43,760*l.*; in the provisional award I gave them 10,795*l.*, and in the final award I gave them 13,000*l.* The number of claims in that class yearly, weekly, and monthly tenants were 393 originally. After I had published my provisional award, I had 500 claims sent in. I will explain how it was done. There were a lot of these cases of wretched property where I thought that justice would be very well met by giving these people 2*l.* a piece, that is for their removal and so on. There was notice given that everybody who was not specified in the award would be entitled to a sum of 2*l.*; that notice being given, these claims were sent in, people claiming only 30*s.* or 2*l.*, or smaller sums, and instead of entering all these names in the award, these having been sent in, I had to re-consider my provisional award, and I had to introduce new names in the award. The weekly and small leaseholders give an enormous amount of trouble, and it is trouble that ought not to be allowed.

4895. Would you make any suggestion as to the way in which you would deal with the weekly tenants?—Sir Henry Hunt is a friend of mine, and I spoke to him about it. I found he had done what was very kind and liberal towards the claimants, and fair so long as the local authorities were parties to that arrangement, which I understood was the case where he had been carrying out the law. He gave all these parties 1*l.* per annum, limiting it to 15 years. If a person had been there 10 years, for instance, he gave him 10*l.*; but he gave none over 15*l.* When I looked into these cases, I found that many of these people were dock labourers and carters, carrying on no business or trade; and I could not see why they should be entitled to more than a fair sum for removal, and for the expense that they might be put to in getting lodgings till they got another habitation. Therefore, I told him I should be very sorry to differ from his views, and he quite acceded to what I said; and he explained why he had made the arrangement. I then took each case by itself, and where there were little businesses, such as laundries, cobblers, &c., I give them more than simply a sum for removal; whereas, where a
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[Continued.]

Chairman—continued.

man was simply a weekly tenant of a house, I gave him 20s. or 2l. to enable him to pay for removal, and get lodgings somewhere else. Now, I think instead of having all this complicated machinery, where there was a monthly tenant or a weekly tenant not carrying on a business, I should say you will have three weeks or a month's rent paid you for the expenses of removal, and no more; perhaps rather more than that. If a person had been paying 5s. a week, I should say there is 20s. for you to find another habitation. In law they are not entitled to a penny.

4896. You do not require any amendment in the Act upon that particular point, do you?—I think, as the Act stands, any one who carries out that Act of Parliament strictly and legally would be very much inclined to say such tenant would be only entitled to one week's rent, perhaps, or two weeks' rent, in order to enable him to put himself in another place, because the landlord might turn him out at a week's notice; but I think that would be a very great hardship upon these people, and I took upon myself the responsibility of allowing something in all those cases; and I think that in carrying out these Acts, if it was understood that those tenants who were not carrying on business were entitled to a certain sum, it would save an immense amount of litigation, time, and expense.

4897. Do you think that the arbitrator, as the Act stands, has power to treat it in that way?—I think he has power; but if one arbitrator does one thing and another another, people think they are unfairly dealt with, or that the arbitrator does not know what he is about.

4898. Do you suggest that there should be an instruction to the arbitrator in the Act of Parliament itself?—I think it would be very desirable to say that in all these cases they shall be entitled to whatever Parliament may think right; four times, or five times, or six times the weekly rent that they are paying. From my experience you would be doing perfect justice to all those parties in cases where there is no trade.

4899. Will you favour the Committee, at your convenience, with what you would suggest as an amendment of the Act to carry it into effect?—I shall be happy to think it over.

4900. Now let us go to another class of cases altogether; that is, where there are trade profits?—They are the most puzzling and difficult cases to deal with that it is possible to have. You have seen the places yourself, I understand. They are very lucrative businesses carried on in wretched habitations, and the weekly rent bears no proportion whatever to the profits they make; there you can only act upon the evidence and upon the best materials you find provided for you. Certainly, in the Whitechapel district I was struck with it: I thought the people were exaggerating, but I found a great many of them were *bonâ fide* claims, and I dealt with them accordingly.

4901. Can you give the Committee an instance, as illustrating them?—It is very difficult for me to find out of this mass of cases any particular individual case, but I should say that a

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Chairman—continued.

great many of these people who were paying 5s. a week were making 2l. to 3l. a week profit.

4902. By carrying on their little businesses?—Yes.

4903. What kind of businesses were they?—Some were fish hawkers, some fruiterers, and others were carrying on special trades in the Jews' quarter.

4904. Is the trade profit connected with their holding in that particular locality?—Most certainly it is, in Whitechapel especially; in the Jews' quarter some people derive their living by supplying the Jews with their particular food, killed in their particular way, and their meat dressed in a particular way, and directly you displaced them their profits were gone.

4905. Do you think that a person is entitled to compensation for profits, because you take away his customers?—No, I do not take it upon that ground, because you cannot control it, but I find him there and I find him doing a good business, and I have a right to assume that that business will continue.

4906. And you think that the business is so connected with his particular holding, that because you displace him out of his holding he is entitled to compensation for loss of business?—Yes, he has a particular business there of his own creating, connected with the neighbourhood, and if the neighbourhood stops there he will continue to have it. I do not compensate him, because the other houses are being pulled down.

4907. We heard one old woman grumble very much because all her customers were swept away?—That is a thing that I would not recognise at all. But the people there, not only in the poorest quarter, but all over these places, supply a great many articles of fancy work; which you see exhibited in the West End tradesmen's shops, artificial flowers, for instance, and fancy fret work, crewel work, lace, and a variety of things of that kind. I took an opportunity of ascertaining what the charges were, and people pay in the West End a great deal more for such things than they do at the East End, in consequence of their rent; that is how I account for the difference in price.

4908. We have heard that the owners of this property let it to men of straw employed by somebody to take a lease of it; it is let to a man of straw for the express purpose, because no one can come down upon him to put the property in good repair, he having nothing to do it with it; have you had any experience of any such cases?—No case of that sort came before me at all.

4909. I suppose there are a great number of middlemen dealing with these properties?—There are a great many of them. A great deal of this property is let out in lodgings. A man goes and buys this wretched property at public auction in different parts of London, to pay him 10 or 12 per cent., and he underlets it at so much a room to weekly tenants. Amongst these claims that were sent in, several of them were in respect of that sort of thing; they say I pay so much a year ground rent; I make so much a year by letting out weekly lodgings. The way to arrive at the sum they are entitled to, with almost mathematical precision,

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is to take one-third off, for rates, taxes, and water supply, and other matters, and take two-thirds as the proper sum representing their income, which you have to give so many years purchase upon.

4910. You see by the 19th section of the Act of 1875, that the value is to be assessed "upon the fair market value as estimated at the time of such valuation being made of such lands, and of the several interests in such lands, due regard being had to the nature and then condition of the property, and the probable duration of the buildings in their existing state, and to the state of repair thereof"—That was present to my mind always, and I had a great deal of evidence put before me by competent persons as to what it would cost to put the place into a proper state of repair, and render it habitable.

4911. Is not that carried much further by the Act of 1879?—It is carried much further by the Act of 1879, but in my humble judgment the Act of 1879 does not go quite far enough.

4912. Would you be inclined to give the arbitrator power something like the power which the local authorities have under Mr. Torrens's Act, to close some of these very bad houses that are not fit for human habitation, and give nothing for anything but the land?—I would either give the local authority power or the arbitrator power to do it, and I think there is an objection to the local authorities doing it; as they are directly or indirectly interested in the arrangement it might be unwise to put the power in their hands, but if you have an arbitrator upon whom you can rely, it seems to me he has no interest one way or the other, and that it would be a good thing for him to be able to say, they are unfit for habitation, and to sweep them off the face of the earth.

4913. So that the middle men would get nothing at all?—Certainly not. I do not see that there would be any hardship in that. If men embark in such trades as those, they ought to take the consequences of the trades; I have no sympathy with the men.

4914. It is taking up a trade contrary to public policy?—Yes, I have no sympathy with them any more than with people carrying on an unwholesome trade. I cannot draw a distinction between them; but this effect would follow. If you had an arbitrator or local authority who had this power, and the public found out that these powers were carried out, the market value of such property would be diminished, and people would say, I will not buy such property as that, because it may be swept away when an inquiry takes place.

4915. It would make the holding of it absolutely uncertain?—Yes, it would be such a perilous holding.

4916. There are some such powers vested in the hands of the local authorities under Mr. Torrens's Act, are there not?—Yes, I cannot conceive a much more useful Act than that, which is called Torrens's Act, and my surprise was that it had not been applied more. One of my first observations was, why has not this been acted upon; but I could not get any satisfactory answer.

Chairman—continued.

4917. Did you come to any conclusion as to why it was not acted upon?—I drew a conclusion in my own mind that the vestry were unwilling to put that law into operation, which I think, before the amendment, was rather a strong and drastic measure, I mean the absence of any compensation; which was an unneighbourly and a hard law; not but that I think if it was a choice of evils, I would rather put a hard law in force than allow a nuisance to remain. Another objection to Mr. Torrens's Act was this: I do not think it would carry out what this legislation proposes to carry out; you can only deal with isolated spots, and what you would find would be this: you would find one house by itself that ought to come down, perhaps, and two or three adjacent houses might be left where they were; at the same time, to make a good job of it, you ought to sweep the adjacent houses down too; therefore I think it would be desirable to introduce part of Mr. Torrens's Act into any legislation with regard to the Artizans' and Labourers' Dwellings Act.

4918. That is to say you would give power to the Metropolitan Board of Works, or the city, or the arbitrator, when he comes to value this property, to say, this is property that ought not to be allowed to exist for human habitation; therefore, so far as the middle man goes, I shall give nothing?—Yes; and with regard to the owner, I would just give him the value of the material and the land. It appears to me that that would facilitate matters a good deal. The view I take of it is that the public have a right to demand that such a sacrifice should be made by people who hold such property, for I believe that in a very few years time, if it was known to be the law, you would find this property depreciate in value, and the lower classes would have better habitations.

4919. Would you present to the Committee on some subsequent occasion what you would suggest as an amendment of the clause of the Act of 1879?—I shall be very happy to do so. Perhaps you will allow me to go back to the provisional award. The expenses of this arbitration, as you will see, are enormous, and I say they are unnecessary. I cannot help thinking that it would be a very great improvement if the parties, that is to say, the Metropolitan Board of Works and the claimants, were brought together a little more before the arbitrator came into play at all, and it is a question in my mind whether you could not, to a certain extent, do away with the provisional award. It was right when this was a tentative matter, and when the Act was in its infancy, to have these things; but now I think you may do away with the provisional award. I would suggest that when the arbitrator was appointed, where the Metropolitan Board of Works and the claimants did not agree, sealed tenders should be sent in to the arbitrator, informing the arbitrator what the Metropolitan Board of Works were prepared to give for the property in question; it would save a vast amount of litigation; and I think that the arbitrator then would be in a far more ready position to arrive at a conclusion than he is by ferretting all these things out for himself, which he must do if he does his duty properly.

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properly. I defy anybody to do this unless he looks into each case.

4920. Your suggestion is that in the first place the Metropolitan Board of Works, or the City, should have opportunities of settling, as far as they can, with the parties, and then practically that each party should send in their particular offers to the arbitrator?—Yes; if they had any confidence in the arbitrator it would very soon work very well.

4921. Then you would make no provisional award?—I would make no provisional award.

4922. And when you got your statement from the Metropolitan Board of Works, and your statement from the claimant, how would you proceed?—Then I would at once make my final award, and if they wanted an appeal to a jury, they might have it.

4923. You would give the parties no power of appearing before you?—They might appear before me, but I would not have all this paraphernalia of the provisional award. If the arbitrator also thought it a case in which the parties ought to appear, he might summon them before him.

4924. Do you not think that the owner of the property would be entitled to appear before you?—Certainly he would be; or if he was not satisfied with my decision, then he should appear before somebody else; but it seems to me rather unreasonable to have the same person to make the provisional award and the final award.

4925. That I quite understand; but I want to know how these people would appear if they sent in their claims; would you allow them to appear before you to argue out the case?—Instead of making a formal provisional award, the plan would be for the arbitrator to write to the parties, and say, I propose to give you 500*l.* in that particular case; if you object to it you must let me know, and appear before me on a certain day, so that then I should give the parties an opportunity of coming before me; that would be only having one award.

4926. It would be a provisional award for each person, but not in a formal way?—Yes; but I can conceive very many cases where the matter would be settled at once. What I am labouring at is to do away with all this writing and useless trouble.

4927. You want to do away with the provisional award if you possibly can?—Yes.

4928. Did you find any cases where the owners and occupiers together, in collusion, tried to increase the claim?—I suspected some cases; and I have no doubt in the world that it was attempted; and I think it would be very right that after notice was given, or perhaps the proper time would be after the scheme had been approved by the Government, before the Provisional Order, and after local inquiry, that no person should claim compensation for any alteration in the term or tenure after that period.

4929. Or for any improvement that he made in the property?—Or for any improvement that he made in the property, unless it be compulsory for sanitary purposes; but I would add to that this: I said that I suspected people who sent in 0.105.

Chairman—continued.

their claims as yearly tenants. When I came to investigate, I asked, "Where is your agreement?" and they said, "Well, it is a promise by letter;" then I ask, "When was that letter written?" and I have found that there was a very suspicious correspondence between the date of the Provisional Order and the date of this letter, promising an agreement. The people are very clever, and they say they have been long promised, but I do not think I was imposed upon in any of these cases. I think it would be wise to stop it.

4930. Have you any suggestions which you would wish to make to the Committee as to costs?—The costs fall very heavily indeed now upon the Metropolitan Board of Works. It has been assumed that they are to pay the costs, whether they succeed or whether they do not.

4931. Is that under the Act, or under the practice of the arbitrator?—It seems to have been more under the practice of the arbitrator than anything else.

4932. Can you refer the Committee to the part of the Act dealing with that question of the costs?—It is a very unpleasant operation, taxing costs, but it seems to me that the arbitrator has the same power in dealing with the costs of parties in this case as in an order of reference in a civil action. Here the costs are entirely in the discretion of the arbitrator, except as to 20*l.*; I believe that is specially provided for. The costs of the arbitration are provided for in the schedule to the Act of 1875, in paragraphs 28 and 29. "The salary or remuneration, travelling and other expenses of the arbitrator, and all costs, charges, and expenses (if any) which may be incurred by the confirming authority in carrying the provisions of this Act into execution shall be paid by the local authority, and the amount of such costs, charges, and expenses shall from time to time be certified by the confirming authority after first hearing any objections that may be made to the reasonableness of any such costs, charges and expenses by or on behalf of the local authority; and every certificate of the said confirming authority certifying the amount of such costs, charges, and expenses shall be taken as proof in all proceedings at law or in equity of the amount of such respective costs, charges, and expenses, and the amount so certified shall be a debt due from the local authority to the Crown, and shall be recoverable accordingly. Further, any such certificate may be made a rule of one of the superior courts of law on the application of any party named therein, and may be enforced accordingly. (29.) It shall be lawful for the arbitrator, where he thinks fit, upon the request of any party by whom any claim has been made before him to certify the amount of the costs properly incurred by such party in relation to the arbitration, and the amount of the costs so certified shall be paid by the local authority; and if within seven days after the demand the amount so certified be not paid to the party entitled to receive the same, such amount shall be recoverable as a debt from such local authority, with interest at the rate of 5 per cent. for any time during which the same remains unpaid after such seven

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seven days as aforesaid, but no certificate shall be given where the arbitrator has awarded the same or a less sum than has been offered by the local authority in respect of such claim before the appointment of the arbitrator." If I had this Act to put into operation myself at the commencement, and had not been aware that another practice had prevailed, I am much inclined to think that I should have allowed such and such a lump sum in a case, and in many cases if I thought the appeal was groundless I should have allowed no costs at all; but the practice has been conceded that the local authority pays the costs on both sides.

4933. That is a very unjust practice, is it not?—Yes. I believe I have worked a great revolution in that system myself. Certain costs I have allowed, and the Metropolitan Board of Works have never seemed to me to struggle very much against it; they have acted with great liberality to the claimants in that case.

4934. As far as the Act goes, do you think that the arbitrator has the power of awarding us costs?—I think the arbitrator has the power. I have exercised it myself and have allowed no costs.

4935. But do you not think it would be better to make it still clearer in the Act, and to say, "shall give no costs," if he thinks it is a case where no costs ought to be given?—This carries out my notion, if my interpretation is not the wrong one, "but no such certificate shall be given where the arbitrator has awarded the same or a less sum than has been offered by the local authority in respect of such claim before the appointment of the arbitrator." That is pregnant with the idea, that in the other case they had a right to have the costs, but I should think that a misapprehension has arisen from that, though it does not say so.

4936. We had better make it clear, if the Act is amended, had we not?—Yes. These words, "but no such certificate shall be given," have been read in this way, that a certificate shall be given in certain cases; that is where the mistake has arisen. Those words of the Act, to my mind, leave the costs entirely in the hands of the arbitrator, just as much as an order of reference at *Nisi Prius*.

Sir Henry Holland.

4937. The first words of the section strongly support your construction: "It shall be lawful for the arbitrator where he thinks fit, upon the request of any party by whom any claim has been made before him, to certify the amount of the costs properly incurred by such party." Therefore if a party comes up before you, you may think fit not to award him a certificate?—Yes.

4938. And that is clearly within the wording of the Act, and in that case the Metropolitan Board of Works have nothing to pay?—Certainly not, and I have done that very thing.

4939. But then there is a further limitation at the end of the section binding upon you, "that no such certificate shall be given in certain cases;" therefore in certain cases it cannot be given; and in certain cases you have

Sir Henry Holland—continued.

a discretion whether you will give it or not?—Yes, but the words are: "No such certificate shall be given." It has been presumed upon that, that where the sum awarded has not been, the sum claimed or a less sum, that the plaintiff has been entitled to it.

4940. In answer to that, you rely on the words, "where he thinks fit"?—Yes, and I have applied that; and if I had had to put this Act first into operation, I should have carried it out far more stringently than I have.

Sir James M'Garrel-Hogg.

4941. The "Lands Clauses Act" is incorporated with this Act; therefore the Metropolitan Board of Works have to pay the costs in some cases?—As the Act at present stands, if the arbitrator has not given a sufficient sum in the first instance, I think it is hard upon the claimant that he should not have some costs for setting himself right and carrying out his privilege; in that case, I think he is entitled to some costs, but nothing like the amount that he has been accustomed to receive.

Chairman.

4942. The Lands Clauses Act is not incorporated in this Act, is it?—No; it is excepted specially for this purpose. People have misapprehended it, and wanted to apply the Lands Clauses Act; and I pointed their attention to the fact that I have nothing to do with the Lands Clauses Act.

4943. Is there any other suggestion that you can make by which the expense of carrying out the Acts may be diminished?—No; except in this way. If the law were acted upon strictly, I do not see that I could suggest any improvement. If I am wrong in my reading of the Act of Parliament, I should then put a proviso in that the costs followed the event, unless the arbitrator thought fit to make a distinction. But, if a lawyer gets hold of it, I think a lawyer ought to be in no difficulty at all.

4944. You say that the amount awarded by you was eventually 100,000 l.?—Yes, in round numbers.

4945. Have you any notion what the cost would be, as far as the Metropolitan Board of Works was concerned?—No; I do not know much about that. I know that all the bills are sent in to me, and I have to act as taxing-master, which was a new business; but I took the first two or three bills that I had to a very experienced solicitor, a private friend, and asked him his view, and I have gone on pretty steadily; and I give a lump sum in all cases, according to the Act of Parliament, and I am not bound to specify what witnesses I allow, or what expenses I allow, or what I cut off. There was a prevailing notion that in all these cases the surveyors were to be paid according to what was known as Ryde's scale, which is very useful under the Lands Clauses Act where parties are settling their differences, and would save arbitration very often; but I found it was totally inapplicable to this question, and over and over again the surveyor's charges have exceeded the charges of the lawyer.

4946. Speaking

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4946. Speaking generally, are the surveyors' charges largely in excess of the lawyers'?—Yes, and I spoke out about the abuse of it. They had three surveyors where one would do, charging 50 and 60 guineas a piece, when I thought 10 guineas enough.

Chairman.

4947. Has the arbitrator sufficient power under the Act, as a rule, to keep them down?—Yes; if he will act upon it, I think the arbitrator has absolute power. I do not think there is any difficulty in getting an arbitrator to do so. If a man sends in a bill of 120 guineas, it is not a nice thing to knock it down to 30 guineas. But, in justification of the solicitors, I should say this. When they have come before me, I have said to them: "Do you pretend that this is necessary?" and they have burst out laughing. I have said: "What do you think right?" They would say: "We will leave it to you." Then I would say: "You must make up your mind to have the bill very much cut down." And since I first came to put in operation the Act, I have seen a very great improvement in the scale of these charges.

4948. Do you think, if the suggestions you made to the Committee were carried out, that the expense of this scheme would be very much reduced?—Considerably reduced; but, of course, there is another point altogether. I have been speaking about the cost of arbitration; but there is another way in which I think the local authority may recoup themselves very much.

4949. We should be glad to hear your suggestion?—It is this; there are a great number of small trades which I have been speaking of, and a great many costermongers, and people of that sort; jobbing barrows is a very common operation; it is a most valuable thing for a man to have a few square yards to leave his barrows in, and in the pine-apple and cherry season they carry on business by jobbing these barrows. In these model houses there seems to me to be a want of accommodation for carrying on any little business or trade. Take a small chandler's shop where they sell coke and potatoes; I cannot see why, in appropriating these dwellings, you should not have either the basement storey, or the first floor; or something of that sort, without infringing upon the sanitary rules, devoted to business purposes. I am sure of this, that the rent they might fairly expect to get would be readily paid by the people who carry on their businesses; and when you drive the people out in the way these must be driven out, merely to find them some bedroom and sitting-room, is only half dealing with the question.

4950. You think if the ground floor or basement, or both, were let as small shops, that they would pay in the first place, and be a great advantage to the people going into them?—Yes, and if it could be arranged in some way by which the party ejected could be entitled to recover his possession. If a man is taken out of a court when the court is swept away, the people who originally inhabited that locality should have the right of pre-emption. It may be a difficult thing

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Chairman—continued.

to do, but the attachment to the locality amongst that class of people beats all the love of country that ever any Irishman had.

4951. You have seen a great deal of the inhabitants of these localities, and their trades and habits of life; do you think that many of them could go long distances into the suburbs by trains or tramways, and carry on their business as well there; or, in your opinion, is it necessary that a very large accommodation should still be left for them in the heart of the City?—I think that they want to be localised in the City. Certain people who have fixed hours and a fixed business can live outside, but many of these people are Billingsgate porters, people who have to come to the West End, and remain for certain hours; if you remove them away, you will put an end to their livelihood altogether. But, in reference to the men who attend at stated hours, I cannot see why working men's trains should not supply a great many with the accommodation required, but you must have them both.

4952. It would be wrong to clear a space and devote it entirely to commercial purposes?—I think it would be cruel; people who are daily in communication with some of the first-rate West End houses go and take their work and bring it back again, or their children take it and bring it back; they are people who make feathers, artificial flowers, slippers, and all sorts of things. I could tell you of strange trades carried on that have connection with the West End; and the people must be there; it would be no use their living at Blackheath, or Clapham, or places of that sort.

4953. You have no doubt upon that point?—Not the slightest doubt; many of the people, no doubt, might be accommodated in the country.

4954. Do you think the clause of the Act of 1873 might be still extended, the Act which gives the Secretary of State power to relax the provision for accommodating the same number of people?—I should think so; it seems to me to work very prejudicially. Of course I cannot say what passed in the Home Secretary's breast, but it seems to me to stop the whole thing at present. The conditions on which the Home Secretary may insist are such as not only to stop the whole thing, but to put the Metropolitan Board of Works and the ratepayers to an enormous expense, because their money is lying idle and they derive no good, and are subject to a good deal of annoyance and harass from holding that particular class of property; it occurred to me that there might be some modification of that. I would not have all these places done at once, but I think, if done gradually, the supply and demand would set itself right, and that in the end no great harm would be done by allowing the Metropolitan Board of Works to go on at once. It is another question how far the Metropolitan Board of Works are to be the owners of property they build themselves. Take the case of Bowman Buildings, that is a small case. I do not know how many families may be disturbed there, but I cannot think that any real difficulty would arise if a fair time was given to these

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these people to get accommodation elsewhere; or why they should not be told, you must go at a certain time, and when it is altered and rearranged, and re-built, we shall have you back again if you desire to return.

4955. You do not see any objection to giving the Secretary of State power to relax the condition that the whole of the population should be re-housed?—No, it seems to me, practically, the thing has come to a dead-lock almost.

4956. Have you any other suggestion to make?—None occur to me that I know of now, upon the subject.

Sir Henry Holland.

4957. As to the small businesses that you had to inquire into, did you find that these people kept books, or did they keep their profits in their heads?—They did not keep books, but I think that the people who did not keep books were quite as accurate in their statements, and impressed me quite as much as those who did keep books; for the books, where they were kept, were often very imperfectly kept. That suggests to me this, that many of these cases that arise and lead to an appeal, and to the calling in of an arbitrator, arise upon facts which might be agreed on between the Metropolitan Board of Works and the claimant. For instance, if the question were asked, "What business are you doing?" and the plaintiff says, "I have so many sacks of flour a week or so many stone of meat which I sell," then the books have to be looked into and an accountant has to be consulted. They come before me, and not infrequently it happens that the accountant for the Board of Works will say, "I do not dispute that upon the whole, I think that is a fair representation;" that is after I have gone through all these books and have had all this trouble. Then the whole question I have to determine is what profit he gets upon it, just as if I were an income tax commissioner.

4958. Did you find after you made these personal investigations that the claims that had been originally sent in to the Metropolitan Board of Works for trade profits, were very much exaggerated?—Yes, I think they were exaggerated.

4959. And were you able to trace exaggeration in many cases, at all events, to the work of small solicitors or surveyors?—I did not inquire who they were; but I could see that they were claims that had been manufactured, and not *bonâ fide* claims of the parties, and what I think is that the claim sent in by the person himself would be perfectly sufficient. There are some of these claims here where a man sends in his claim in a simple way; there is one that I happen happened to have (*handing it in*); that is a *bonâ fide* one; others are very elaborate, so many years rental, and a variety of things put down which are apt to mislead.

4960. And in many cases these were manufactured with the assistance of people outside the shops?—Yes.

4961. You told us that in your opinion these small businesses depend very much upon the locality?—They do.

4962. But at the same time you told us that

Sir Henry Holland—continued.

the articles turned out by these people were sent up to the West End?—A portion of them.

4963. Then I do not quite see your point; if these people were moved up to the West End they would be nearer the shops of the people who employ them; I do not see how a business can be said to depend upon the locality?—There are a great many here; many of them depend upon the locality, the chandlers' shops, the costermongers, the little bootmakers, and tailors depend upon the locality; and in the Jews' quarters there were three or four cases I had of men who are scribes who write five or six different languages for Jewish people. There was a curious claim which I had of a Christian who claimed compensation of 6 s. a week for stirring Jews' fires, and boiling their water on Saturdays.

4964. The Committee would not be far wrong in treating the Jews' locality as an exceptional case, would they?—No doubt it is exceptional for the general public; but it is the rule in Whitechapel; but of all the intelligent people I have ever come near, the Jews are the foremost and most cleanly in their customs.

4965. Am I right in thinking that you do not approve of compensation for the loss of customers?—Certainly, in this way, that if I sweep away the customers, and leave a public-house, then the public-house has no claim for compensation, for my taking the custom away.

4966. In considering the compensation, how far do you consider the question that the whole area is going to be swept away?—You are getting there a little metaphysical; but I suppose it does weigh with one to a certain extent; but if you put me this general proposition that a man's house is left, and the rest of the property is swept away, then he has no compensation at all.

4967. This man is carrying on a certain business; I want to know whether in considering compensation, you take it as if the surrounding area was to remain as it is?—Certainly. I have no right to take into consideration that the area is going to be taken away from him.

4968. You take it into consideration as it is then, in giving compensation?—Yes, just in the same way as that of railways; you cannot take the advantage a railway will be to a man into consideration when settling compensation.

4969. You said, I think, that Mr. Torrens's Act was not put into force, because you could not deal with large areas?—No, I did not say that. The reason it is not put in force is because it is an invidious Act to carry out, as far as the parishioners and owners of property are concerned, and it only met the fringe of the evil in many cases; it does not deal with a locality, but only with isolated cases.

4970. One difficulty in giving effect to Mr. Torrens's Act is that, if you find houses in a fair sanitary condition, you cannot pull them down with a view of benefitting the whole area, and giving ventilation?—No, these properties have been divided into two classes; my notion is that they might be divided into three. There are non-habitable properties; there are properties that might be rendered habitable; and properties that

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that are perfectly good, whereas in this Act, the brown and the blue only are dealt with the healthy and the unhealthy. I think it would be better to have three classes, and to give power over the third class, that is the class not habitable. I do not know which members of the Committee went to view the houses, but I can conceive that "they must come to the conclusion that many of them were houses where human beings of the present day ought not to live. They talk of repairing. What have they done? They put in a window, or do a portion of the glazing, but next week it is just as bad again, the tenants are of so peculiar a class.

4971. One of the suggestions you brought forward for the consideration of the Committee is, that the arbitrator should be told what the Metropolitan Board of Works are prepared to give in isolated cases?—Yes, sealed information.

4972. I did not gather what advantage would be gained to the arbitrator from that knowledge? He would be then able to judge of the value within certain limits in this way: A claim was sent in for 4,000 £. That is a claim that was reduced to 1,800 £. upon a provisional award, and to 2,200 £. in my final award, after hearing the parties. Supposing this man had sent in the claim of 4,000 £., and the Board of Works had said to me that they were prepared to give 1,500 £., or something of that sort, I should, in dealing with my information, which I had *aliunde*, consider what the views of either party were, and it would help me in coming to a conclusion; probably I might arrive at the same conclusion, but I should fortify myself, and save a subsequent appeal, and if I had in the first instance awarded 2,000 £. with that information, probably no more would have been heard of it, and it would have been accepted.

4973. You might save an appeal by the Metropolitan Board of Works, because you would know what sum they were prepared to give, but I do not see how you would save an appeal by the other party?—In this way. If the question of costs were strictly carried out, and the parties knew that they were making an exorbitant demand, and if they knew that what I proposed to give was a fair and reasonable sum, they would not venture to appeal against what they believed to be a fair and reasonable amount; therefore you would save expense in that way.

4974. That would be done whether you knew what the Metropolitan Board of Works would give or not; you arrive as arbitrator, at a fair and reasonable amount; if the parties knew that it was a fair and reasonable amount, they would accept it without appeal?—It would guide the arbitrator a good deal as to what would be a fair and reasonable amount. Dealing with large figures, I really think that if the parties who bring the claim knew I had information as to what the Metropolitan Board of Works were likely to give, and that I was acting to a certain extent upon that information, and not in the absence of any information, or upon what they would think was a guess, they would be far more likely to accept it than they would be without.

4975. Has the suggestion which has been made by some of the witnesses, been brought under 0.105.

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your consideration, that the provisional award should be done away with, that if the parties cannot agree with the Metropolitan Board of Works, they should have one choice, either to go to the arbitrator, whose decision should be final, or to a jury?—That is the Lands Clauses Act; some people fancy a jury, and some fancy an arbitrator, but I think it would probably make it less certain. I should be more inclined to leave it to an arbitrator, and have him set right if wrong, by an appeal to a jury in certain cases.

4976. Your wish is to do away with the provisional award?—Yes. I should say to A. B., when he sent in his claim, and in answer to his claim, "Instead of giving you 4,000 £., I propose to give you 2,000 £.;" and if he did not like to accept, and told me so, I would say, "Then I will hear your case."

4977. And then you would allow an appeal from that decision to a jury?—In certain cases.

4978. I am in favour of your view; I only want to work it out; you would then have an appeal from your decision in certain cases, to a jury?—Yes.

Mr. Brodrick.

4979. I think you called Mr. Torrens's Act a hard Act; do not you think if it had been put in force in full vigour, that a great deal of this expense would have been saved?—I think a great deal of public expense might have been saved, and a great deal of disease might have been avoided, if it had been put in force; but I look at it as the burden it would have been upon individuals. Take the case of the man who had got the property, the middleman who got no compensation; although he would have no right to complain, he would have complained, and the public would have thought it a hard matter.

4980. But your own opinion is that the middleman's claim ought not to be treated too kindly, is it not?—I should be very despotic if I had the application of the law myself; because I do not admit the right of any man to carry on business or trade, or have dwellings which are noxious, and a nuisance to the neighbourhood, and are socially and morally improper.

4981. The real fact is, that the difficulty of working Mr. Torrens's Act comes from the fact that nearly all the parties who have to deal with it are interested parties, either the vestry or the officers of the vestry, and are not external people who are brought to bear upon it?—I could not say "Yes" to that, because I find that there are people who have nothing to do with the vestries, ladies of large income who roll about in their carriages, who are owners of this sort of property, which gives them a very good income. Some of these worst places are held by rich gentlemen and ladies; some of them may be by the members of the vestries.

4982. But pressure might be put upon them?—It might be to some extent, and there is reason for thinking so; for I was given to understand that when a property came into the possession of the Metropolitan Board of Works, pressure is put upon them which was not put upon the former tenant and occupier. But, generally, I would not go the length of saying it was owing to

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to the interests of individuals, because there are so many individuals who are deriving profit and income from this sort of property living out of the districts condemned; therefore I would leave it to the arbitrator to condemn these things, and put it out of the power of the local authorities altogether. I would have an arbitrator who was not afraid of doing what was right, and I would put an end to anything like suspicion or suggestion that there was any influence in condemning or in withholding condemnation. I would not put it into the Government's hands; I think that, even in Government departments, there are interests at work preventing Government doing what they ought to do.

4983. May I ask you about compensation. You spoke of small tenants; did not you find any dissatisfaction, arising from the fact that you thought it your duty to give them a couple of pounds a-piece where there was no business involved, instead of giving them a pound a year?—I thought I was treating them properly in giving them the 2*l.*; and when I got to the last case (Essex-road, Islington), to show you the difference between the two cases, instead of having hundreds or scores of claimants, I had but two who were dissatisfied with the sum I had given; nineteen out of twenty of these people are well-behaved persons. I said to one of these people, "It is a long time since you had a sovereign, I suppose?" and the answer was, "Yes, and I shall be glad if you will give it to me now."

4984. They are satisfied with a bonus on removal, and they do not expect a sort of tenant-right?—No; I heard nothing about evictions.

Mr. Cropper.

4985. A little while ago you told us you thought how very fair it would be to shut up the houses, so that the owners should merely receive the value of the bricks and mortar, and the value of the land?—Yes.

4986. Can you give us any idea of the value per foot in the part you have been speaking of?—Taking it upon a ground-rent calculation it may be put at very different prices.

4987. In these valuations, in this particular district, about what rate per foot was it?—It varied from 3*d.* up to considerably more, but very few cases proceeded upon that basis. In these leasehold cases they went upon this: a man pays 50*l.* a year as ground-rent; he then lets it out to a weekly tenant and gets a profit, and his way of making out the claim was this: 50*l.* for the ground-rent, 150*l.* for the profit; deduct 50*l.* from the 150*l.*, 25 years' purchase, and so on.

4988. I agree with you that that proceeding is unfair upon the public?—Yes.

4989. Assume that we take your view, and give the value of the ground, and the bricks and mortar, what would it be?—The value of the ground varies so much, it is impossible to give you any information upon that, because where there is a frontage, for instance, taking High-street, Whitechapel, that is much more valuable than any back part, and it is impossible, therefore, to fix any particular sum per foot for a district or an area.

Mr. Cropper—continued.

4990. But, if your plan were carried out, you would have to come to such view in the end, would you not?—No, this might well happen; that a house which now ought to be condemned, when it was cleared away might be worth more a foot than a far better house occupying other land; it is the situation that is valuable. I would rather that it took its ordinary course, and be valued in the ordinary way; but I say this, that these middlemen who have these places are entitled to nothing, and I should only give the owner the value of the materials and the value of the land.

4991. Therefore the first thing would be to value the land in that particular district, and then having settled in your mind what was the value of the land in that particular district, you would only have to value the bricks afterwards?—Yes.

4992. That would save a great deal of calculation of the value of these leases, would it not?—You would have evidence given before you as to what the value of the land was likely to be or was; if you took a man's house down for sanitary improvement you would be inclined to deal rather liberally with him, and give him the value of what the land would be when it was improved. Questions might arise as to how you are to value that land, but I do not think you could lay down any rule until you know what the scheme was, and knew what it was to be appropriated for, and you would have to give him the market value of the land.

4993. But if you found that other companies or other builders of other property were buying land in nearly the same district, at so much per foot, it would be a guide to the arbitrator as to how much he should give, would it not?—It would depend upon who bought it; I think some of the land, so far as I can judge of the evidence, has been very well bought by some of these companies.

4994. That would be something of a guide, would it not?—It would be a guide; but if I had people like Mr. Driver or Mr. Easton to advise me, I think I would rather have their evidence.

4995. But when you have decided that a certain amount of house property is unfit for human habitation, without being injurious to society, you must clear it away and treat it simply as land?—Yes.

4996. Because though, on the one side, you are somewhat injuring the proprietors, on the other side they were very much injuring the public?—Yes.

4997. You would then have to value it as land covered with useless houses, and the people owning would have to suffer some loss?—Yes.

4998. Going back to the question of costs, you think it would be a great help to the arbitrator if there were some clause in the Act by which the costs were borne by the owners of the property?—As a lawyer, I do not think anything is wanted more than there is, but the practice has prevailed, which I think, perhaps, ought not to have prevailed to the extent it has. I do not think any lawyer applying it would have any difficulty in knowing what he had to do.

4999. What

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4999. What we are inquiring into is practice, because as to the question of law we need not go into it?—No.

5000. But you say the practice has not prevailed?—I hope I have not acted illegally in the matter; I have taken to myself the discretion as to costs.

5001. Then it seems to me that your practice justifies and demands a little more tightness in the Act?—It would be advantageous if there were a little more instruction to the arbitrator; I should be very glad, indeed, before I had the law to apply, if it had been specifically said that in particular cases, where the amount exceeds so-and-so, the costs shall be allowed on a certain scale; but if you ask me distinctly whether that Act is sufficient, I think there are full powers to the arbitrator to do just as he pleases.

5002. It would be a great help to the arbitrator, anyhow, would it not?—It might help the arbitrator; he ought not to want help; but if you help the arbitrator it will do good.

5003. Upon what scale are the arbitrator's costs paid?—I have all the costs out of pocket, advertising, and postage. I had to employ a considerable amount of labour in writing; I used between 2,000 and 3,000 stamps; and I put my own services at considerably less than if I had been sitting as an arbitrator *de die in diem*, less than I should have charged any other client; it was a question of some difficulty and delicacy. I consulted a very experienced friend of mine at the bar. He at first thought that the proper way would have been to take the whole thing in hand, and charge so much per cent. upon the whole thing; I said it was too much of a tradesman's way of doing it, and I preferred taking it by time, and I think I was fairly liberal. I was about 41 days upon that Goulston-street scheme, the visitation of the houses was so great; I do not say it could not have been done in less time, but I would not undertake to do it unless I tried to do it thoroughly. I believe if you had an official arbitrator, or some one who was always to act as arbitrator, with a good salary, that would be the best way of dealing with the question. You would have uniformity, which is a great thing; people would know now where they are, but I found it very much more easy the last six months than the first six months; the more you can reduce it to a system the better; this is a very special kind of knowledge.

Sir Sydney Waterlow.

5004. I have only two or three questions which I should like to ask you on a point upon which we shall all agree is a very important one. You told us that you would propose to get rid of the provisional award?—Yes.

5005. Is not the position rather an anomalous one in which the arbitrator stands at present, that he who is called the arbitrator should have to fix the prices of that which he has got to arbitrate upon afterwards?—It seems to me rather a question of terms than anything else. If you have the same person to do it, "provisional award" is not the happiest expression that might

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Sir Sydney Waterlow—continued.

have been used, but if you used some other term, I do not see anything anomalous in it.

5006. From the experience which you have gained, which is very extensive, in working out these schemes, do you not think it would be better to let the local authority, who has to buy, and the man who has to sell, come together and see whether they cannot agree; and then, and not till then, if they cannot agree, call in the arbitrator?—That is this case. I only deal with the unsettled cases.

5007. Can you explain how it is that a large proportion of the cases are unsettled?—Because the claimants will not accept the terms offered by the Metropolitan Board of Works.

5008. Then, may I ask whether, towards the latter end of your experience, you have found a great tendency on the part of the vendors to settle rather than go to arbitration?—That I do not know, because I do not know the number who settled, but latterly my impression is that the people have been more willing to take what I have given them in the provisional award. I will go no further than that.

5009. You told the Committee just now you thought it would be better if there was an official arbitrator?—Yes, a fixed arbitrator; you have Inclosure Commissioners and others; I do not see why with a little staff it should not be done; I think it would be better.

5010. Would there be any unfairness towards either vendor or purchaser, if it was known that the decision of the official arbitrator would be final?—I will put the case of Bennett's Trustees; they sent in a claim for 28,000 £.; I had before me on either side two or three of the most experienced valuers in London. Upon matters of opinion they differed. The ultimate award was about 20,000 £.; I think it would be hardly satisfactory to the public that the whole decision of that question, involving a very large sum, should be left to one person; I think there ought to be some appeal; I do not care who it is to, whether more justice would be done is another question; but the satisfaction of a person, knowing that if he is dissatisfied he can appeal, would be very great. If there were a standing arbitrator I should be inclined to meet the matter by saying that there should be an appeal in cases of 3,000 £. or 4,000 £. or 5,000 £.

5011. Could we not say that, in all cases of properties over 5,000 £., there should be an appeal?—Yes, I feel it myself in dealing with a large question of that sort, though one might feel confident of having no interest one way or the other, except to do what is right, it is almost too much for one to do without an appeal.

5012. I think you told the Committee that the great difficulty you found as arbitrator was in the amount of time expended in settling the small claims of weekly, monthly, and yearly tenants?—Most undoubtedly they take as much paper and as much room in your book as any others.

5013. From your experience of them, are you of opinion that they ought to be considered, and that the monthly tenants ought to be as well entitled to compensation?—Certainly.

5014. Ought not the monthly tenants or weekly

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weekly tenants, whose living depend upon their dwelling in a particular locality in consequence of their having outdoor business connected with it, to be compensated upon the same principle as that on which you would compensate the tradesmen?—They ought to be compensated, but the principle of the compensation depends upon the term upon which the person holds. A weekly tenant cannot be put upon a footing with the yearly tenant, or a yearly tenant put upon the same footing as a tenant holding on a term of 15 years.

5015. But if the living of the weekly tenant depends upon dwelling in a particular locality; take the case of a charwoman having offices to clean, that is an important to her as the trade profits of a tradesman?—Yes, but if you take the trade profits of a tradesman, who is only a weekly tenant of a shop, he is not entitled to the same compensation as a yearly tenant would be.

5016. Do you not think that a weekly tenant, though not by law, is in equity, entitled to some kind of consideration?—Undoubtedly, and I have given it them; I can under the Act do it, and I have done it, though not to the same extent as if they had been yearly tenants. It would be most cruel to those people to turn them out without compensation. There are a number of people who call themselves laundresses, and the only drying room they have is the room they live and sleep in.

5017. One word as to the compensation to middle men, who make a profit out of a house with 10 rooms, or a series of houses with six rooms, and letting them out; you told the Committee you thought that, taking one-third off the gross rental, enabled you to arrive at the net rental?—Yes.

5018. Is one-third sufficient?—Yes, I have the evidence of gentlemen about it, and I think that one-third in 19 cases out of 20 is correct.

5019. The landlord out of his gross rental has to pay rates and taxes?—Yes.

5020. In a parish, such as a parish in the districts of which you are speaking, the rates and taxes are generally 5s. in the £., are they not?—We will take it at that. I will assume it; I will not admit it.

5021. Then there must be some repairs to be taken out of the gross rental?—Yes.

5022. And there are losses to be taken out of the gross rental?—Yes. If you take 150*l.* as the receipts, and take 50*l.* off that 150*l.*, you would find that 100*l.* would represent the amount of net rental.

5023. Should you be astonished if I told you that of 3,000 tenements, which my company let, we calculate 42½ per cent. off the gross rental in order to arrive at the net income?—I am not surprised at anything, but I should like to see how you get at it, I must confess. Your expenses of management may be very large.

5024. Only 1¼ per cent.?—There is no expense of management in most of these cases.

5025. The compensation to middle men is a very important item in the total compensation, is it not?—No doubt it is important, but I must look at the position in which the middle men are, whether they are doing their duty, whether they are making too much out of their houses, and

Sir Sydney Waterlow—continued.

a variety of questions arise about the middle men.

5026. I ask you to consider the question of what is their net income as compared with their gross receipts?—If you take one-third off their gross receipts, it will fairly represent their annual income. I should think I had a hundred cases of that sort, and for my own curiosity I worked the figures out, and I found it to come very nearly always right.

5027. How were you able to arrive at the losses by empties, and the loss of rent by persons running away?—You would be surprised to find how very few empties there are; their beds, or half their beds, are very seldom unoccupied.

5028. I suppose you could only obtain *ex parte* evidence of that?—There are in these lodging houses people that have had their beds there, or half a bed, for years and years, and they tell me that the beds are hardly ever vacant. In fixing it at one-third, I have made a calculation for what they ought to have done. If I took strictly what they did, it would not have been one-third; they ought to have had better accommodation. Take the privies and things of that kind, I have a right to say, you ought to have spent the money, and if you have not, you ought to; your calculation surprises me.

5029. It is not a calculation, because the half-yearly accounts show it?—If you would allow me to investigate them, I will suggest something to make it a more profitable business.

5030. I think you said you thought the arbitrator should have power to condemn buildings unfit for human habitation?—Yes.

5031. Would it be fair to condemn the buildings without giving the owner of the property an opportunity of reinstating them, by putting them in a condition fit for occupation?—I think possibly that would not be an unfair suggestion; if he had due notice six months before that he was to do it, it would give him a *locus penitentiae* perhaps.

5032. If the premises had to come down in the end, there would be a difficulty in calling upon a man to do work in the month of May on property which is to be pulled down in the month of November?—There are two or three classes of these buildings; there are some which, if put in proper order, might be left. I can conceive of houses in an area where they are supposed to be taken down, which, if put in proper repair, may be left where they are.

5033. That notice to repair must be given before the scheme is laid before the local authority?—I do not know how it is to be worked out; I would not sacrifice the owner unnecessarily or harshly, but I would let him know that he cannot carry on business prejudicial to the public.

5034. You made a suggestion that the persons resident in localities where the houses have to be destroyed, should have a right of pre-emption in the new buildings, or something of that sort?—People have said to me, if I could only come back again I should not so much mind; they are people who have been living there 20 or perhaps 40 years, and they have said that they would like to come back when it is done.

5035. Desirable as it would be, no doubt, would

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would it be possible to formulate any provision in any statute by which such an operation could be carried out?—I will not say it is not possible, because all things are possible in Acts of Parliament.

5036. Would anyone build houses, do you think, for the working classes with a stipulation that they must, *nolens volens*, take particular tenants?—It depends upon whether they enter into it as a commercial undertaking, or whether they take it up for the improvement of the district and the people.

5037. Do you think that money could be raised for such work as building houses for the working people of London except upon commercial principles?—Partially; but at the same time I do not think it would interfere with the commercial principle to introduce a little philanthropy. I do not see why the two should not be combined. If you build a house, and say, "I shall let it to the highest bidder, and I will make the greatest profit out of it," that is one thing; if you build buildings, and have a list of names registered with the Metropolitan Board of Works, so that when they are finished they should have the first claim, at a fair rent, I do not see any difficulty in it, nor do I think that it would interfere with the fair letting value of the property.

5038. Do you not think that persons who desire to live in the locality are the first persons whom the owners of the houses would seek to accommodate, if they were eligible tenants?—That I cannot tell. If it was a commercial undertaking, they would look out for a man giving the best rent; they would look out for the best tenant they could get.

5039. Do you not think that the man who would give the most rent is a man whose interest it is, in consequence of the nature of his occupation, to live in that locality?—It may be so, but my observations were directed, not to mere residence, but that facilities might be afforded for carrying on their little business in that locality, and devoting a portion of the fabric to shops, or accommodation of that sort, instead of making them all living rooms.

5040. Would you point rather to the desirability that those who had to settle the form of the structure should set aside one part of the structure in which the persons could carry on such trades as shoemaking and other similar trades?—Yes, whether they are the same persons or not, because I think, for a collection of people, you must have those shops. If you have nothing but dwelling rooms, I think the people in the neighbouring localities are put to inconvenience.

5041. Then you would agree with me, would you not, that in settling the structure of the buildings, it should be settled with a view of endeavouring to accommodate the same class of persons as those who have been disturbed?—That is what I meant to convey.

5042. And that not only in the interest of the persons themselves, but of the locality in which they are at work, and the persons for whom they are at work?—I would give an answer with exceptions, because I have met a good many people in the localities which I have visited, whom I should not like to see replaced at all; in many districts to which you have to go, you

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are accompanied by two policemen, and the persons living in those districts are the persons you would get rid of.

5043. I intended in my question to exempt immoral people and thieves. Subject to that exemption, do you agree with me in feeling that the same class of persons should, as far as possible, be re-accommodated in the district from which they have been disturbed?—Yes, certainly.

5044. As a benefit to themselves and the tradespeople for whom they work, or the private individuals for whom they work?—Yes, people know where to find them; there are a great many people who produced to me 50 or 100 cards, giving the particular locality in which they lived, which they distribute amongst their friends at the West End, and they said, If you send us away from here, our employers will not know where to find us. Even Professor Bridges, who performs with dogs at Marlborough House, said, "It is desirable that I should stop where I am." "Why?" I said; he said, "I have been to the Prince of Wales at Marlborough House, and if they were to send for me, they would not know where I have gone to." I said, "If the Prince of Wales and the people at the West End knew in what a beastly place you and your dogs live, they would never have you in the West End at all; the best thing I can do for you is to move you." That is the gentleman, I believe, who has the Happy Family.

Mr. Francis Buxton.

5045. I understood from you a few moments ago that you suspected that upon one or two occasions the owner and the occupier had been in collusion as to the value they should put upon the premises?—No, as to the duration of the term; that is that a person who had been inhabiting for 20 years as a weekly tenant, before he came to me had got his landlord to write him a letter to say, I will give you a lease for seven years, when the tenancy had been for 20 years previously a weekly holding; and the object was that he should be entitled to compensation as a yearly tenant, instead of as a weekly tenant. I do not think that I was taken in by them, but I think that there should be something specific in the Act to prevent it.

5046. That was owing to the great possibility of collusion which was given by the publicity necessary under the Act of 1875, I suppose?—Yes, no doubt of it. That is why I go back to the time when the local inquiry takes place. The Secretary of State may not confirm it, and there may not be a Provisional Order, but I think that is the proper time.

5047. But would you not approve of some reform in the way of not giving so much publicity that this particular property was about to be dealt with?—No, I would give just as much publicity.

5048. I refer to the notices by advertisement, and the publicity in other ways?—Yes, because, in spite of all the trouble you take, and in spite of the advertisements, the walls being placarded, and every device that could be employed, there were people who did not send in their claims till almost too late. Luckily, there is power under the Act to make a supplementary aware

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and I have dealt with several cases of that sort gratis.

5049. I think I understood you to say that in many cases the surveyors, acting under the Act of 1875, have attempted to base their charges on Ryde's scale?—Yes, they have; Ryde's scale is a per-centage upon the sum given in the award, and it was not *quantum meruit* at all, or anything for services rendered, but simply on the whole sum; if you have 500*l.* you get 13 guineas, if you have 700*l.* you get 15 guineas, and so on. It is a useful arrangement where railway companies are settling; and in some of these instances the Board of Works have said, You will allow on Ryde's scale; that is part of the settlement, but, where it is contested, Ryde's scale is not to be allowed by me, because the taxing masters do not recognise it, and whether they did or not, I should not.

5050. You only allow charges on the lower scale?—There was the case of Josephs, a large tailoring establishment; the accountant's papers were a large bundle, and they were *bond fide*; there was an account of everything. But in another case, where the sum awarded might exceed what I gave Josephs, and the valuation was written on a sheet of note paper, I made a small allowance; I endeavoured to pay all these people so far as I could for services rendered, and if I had not done that, I do not think it would have been just.

5051. Ryde's scale is the usual scale throughout the profession, is it not?—It is the usual scale when they settle matters between surveyors and railway companies and claimants.

5052. But not for very large amounts?—I believe it is also the scale for very large amounts, because as you get up to 10,000*l.*, or 20,000*l.*, you get so much less.

5053. I thought there was a limit to Ryde's scale, 80,000*l.* or 100,000*l.*?—It is a very good scale in purchasing property where you are not dealing with the claims of parties, but if I had allowed it, it would have made thousands of pounds difference. According to Ryde's scale in the case of compensation of 100*l.*, the charge is five guineas; 1,000*l.*, 18 guineas; 2,000*l.*, 23 guineas; 5,000*l.*, 38 guineas; and so it goes up to 12,000*l.*, 73 guineas; and this fee is exclusive of the charges for attendance and expenses. Just for a moment consider these claims sent in, each of them awarded sums varying from 100*l.* to 300*l.* or 500*l.*; if I had accepted these charges, you see what a frightful amount it must have been. I could not see my way to do anything else but say, I must award you what I think right and fair and proper for work done, and I have endeavoured to do that.

5054. This scale only goes up to 12,000*l.*?—It is four guineas per 1,000*l.* after 12,000*l.*; the value awarded does not at all represent the services rendered by the surveyor.

5055. Do you think that the displaced population should have preferential claims to the new dwellings?—If it were possible to reinstate them, if they desired it, it ought to be done. I do not know whether it could be done, but if it could, it would be fair.

5056. Do you not think that it would be very difficult to trace the displaced population one

Mr. Francis Buxton—continued.

year after the date at which they left?—Yes, but my reason is this, that these people live in this area; there are large shops in the streets; take Whitechapel, and streets of that description, where this class of people work for the tradesmen; if they cannot get a habitation somewhere near the centre of their work, they are at a disadvantage, and if they chose to apply before the houses were let, I do not see why they should not.

5056.* Do you not think that it is a hardship upon the population to have to remove to some other district altogether?—There is no doubt about it.

5057. Have you had any opportunity of seeing the dwellings erected for the working classes in the suburbs?—I have not.

Mr. Torrens.

5058. I understood you to express surprise that the Act of 1868 had not been more generally put in force, and to assign, as the chief reason in your mind, that there was a disinclination to do an unneighbourly act?—Yes, partially.

5059. Have you reverted at all recently to that principle of compensation to the middle men, which you, I think, told the Committee you would limit?—I have been told that Mr. Torrens's Amendment Act makes an alteration, but that is recent.

5060. I want to call your attention to the history of its principle; the House of Commons, in 1878, unanimously voted that the middle men should have the fair value?—Yes.

5061. I do not know whether we should call it a judicial Act, because it was voted unanimously, without any serious consideration, and the Bill was sent to the House of Lords with that provision in it.

5062. I daresay you recollect Lord Westbury, in the House of Lords, introduced, almost in words, the contrary principle for which you contend, namely, that the price of the materials, when a bad dwelling was pulled down, and the fee were all to which the owner was entitled?—I was not aware of the circumstances connected with that.

5063. Lord Westbury sent the Bill down to the House of Commons with that altered provision, and it was reluctantly accepted by the promoters of the Bill; but when it came, in the course of the following seven years, to be put in operation, you have told the Committee that you believe that the reluctance of the local authorities to take away a man's property was insuperable, and that consequently no very great demolition took place, but the Act of 1879 restored the Act to what it was in 1868?—No doubt.

5064. Do I understand that your opinion is that Parliament ought to be advised by this Committee to revert now to Lord Westbury's principle, both *ex post facto* and *in futuro*; will you distinguish between the two cases?—I think in the present case the necessity of dealing with the operation of the Artizans and Labourers Dwellings Act is a much larger case than the case of simply dealing with an isolated dwelling; an isolated dwelling, if you are not improving the whole of the neighbourhood or district, may be a small matter, but when you come to deal with a large

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Mr. *Torrens*—continued.

large area, there are certain places in which it is necessary to put the law in force.

5065. Am I correct in thinking that you wish to be understood to say, that that is practically the point of view which constitutes the difference?—We are at cross-purposes. In the original *Torrens*' Act there was no compensation for trades.

5066. I am now speaking with reference to property?—My view with regard to *Torrens*' Act not having been applied on the ground of there being no compensation, was not limited merely to the case of middle men, but to the case of weekly tenants, and everybody else; they got no compensation, it was a real hardship; I do not think the middle men have anything to do with it. The real thing was the trades.

5067. When the medical officer of a district reports, and the surveyor of the district confirms his report, that a house is unfit for human habitation, the Act of 1868 would have entitled and called upon the local authority to shut it up or pull it down?—Yes.

5068. Would you have thought that they would have been justified in doing so, without making any compensation to the middle men, because the house was an unsanitary house?—Yes, exactly.

5069. But I ask you whether in changing the law in that respect, you would make it a retrospective law: that is to say, supposing next Session Parliament said, we will give no compensation except the price of the materials; and the fee, to any man who keeps a house, and makes a profit out of it by which his poorer neighbours could not have a healthy dwelling; would you do it without reference to the fact that up to the first day of next Session the owner of that house is as well entitled to recover the rent and enforce it, and it is as much his legal property as yours or mine.

5070. I refer to the difficulty of justice and equity. I do not suggest a doubt as to the fairness of the rule for the future, or after a given day; but, if the man makes a profit out of the house by letting it to people in an unfit state that he should not have any compensation when it is condemned. It seems to me to be a new principle in law; and that it is contrary to public policy that you should take away a man's property, and give him no compensation, he having no notice as to the time you passed your new law that you are going to change your mode of dealing with it?—It is like any other alteration in the law; I do not see any distinction myself; the difficulty does not press me. At present the law has not been carried out, because compensation was not given. I put aside the middle men altogether, but the people who are carrying on businesses in those condemned premises have no compensation. I do not propose that they should be deprived of compensation, but only the middle men.

5071. It is a very frail test, but a very practical one, and with your great experience you no doubt can tell me whether the fact, that 43 local authorities in the metropolis were staggered at putting such a law in force, and such a principle in force with regard to existing interests, does not suggest a very serious doubt whether you

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Mr. *Torrens*—continued.

could enforce that law if now enacted again?—It does suggest a doubt unquestionably.

5072. You say that an arbitrator, or the arbitration court of a permanent kind, should, in your mind, be substituted for the arbitrator appointed now?—Yes.

5073. You would have a little equity court on wheels, going about deciding the right thing between parties, and between individuals and the local authorities?—Yes.

5074. I think you told the Committee that the advantage of it would be infinite in the uniformity of decisions?—I did not put it so high as that; I said it would have an advantage in securing uniformity of the system.

5075. Have you any doubt that of necessity the want of uniformity is of itself a great obstacle in the working of any Act?—No doubt about it.

5076. And therefore if we had a permanent court by the amendment of the law, it would have certain advantages, and would afford certain facilities?—I think it would; I do not say that it would make the arbitrator more desirous of doing his duty, but he would feel an increased responsibility, and it would give the public more satisfaction, and the great advantage would be this, that there would be no room for speculation in the minds of those who make out claims as to what they are likely to get; they would know in a very short time, and would say, in such and such a case the arbitrator would give us so and so, and we will not fight.

5077. It would make the difference between an actual and permanent price, and gambling?—You put it rather strongly, but I think you have expressed very fairly what it is, because you must know, and everybody must know, that many of these are speculations, and I have reason to believe that in some of these claims that are sent in a per-centage is promised upon what is got, and it is as you put it, gambling in claims.

5078. When you answered the question of the honourable Member for Kendal, as regards the persons really to blame for not enforcing the Act of 1868, and its amendments, you said you found in the course of your inquiries that what are called very respectable people, living quite out of the district, were quite as ready to make usury out of these bad houses, as the vestrymen in the locality?—What I said was this; it was in answer to a question whether it was, or not, in consequence of the interest of the vestrymen that the Act was not applied, I said, No, I will not go that length. I also added that it came before me that a great many people in a position in life better than that supposed, do draw considerable incomes from those properties.

5079. Have you in your mind the illustrative instances quoted in debate in 1879, when the Amendment Act was carried, where persons of a condition of wealth, living out of the district, were cited as notoriously owning these places?—No, I have not; I neglected my Parliamentary duties in 1879; I believe I was ill; I never read the debate; I know that such is the fact without Parliamentary authority.

5080. Of course to carry out the plan you suggest of a permanent tribunal, as against a casual

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casual appointment as arbitrator, I presume you take into account the fact that the officer or officers would derive from the permanency of their positions and their practice, a practical responsibility, and command additional power, that they would be looked upon as very absolute authorities; I understood you to say that the only appeal you would give is in cases over 5,000 l.? —Yes.

5081. Would that appeal be to a jury?—I do not know what appeal you would have, except to a jury. My views about appeal are these: I had in former times not a little to do with railway compensation cases, and it is sometimes very unsatisfactory to find that the jury have given a particular sum, you may think it is a very unjust sum, or not enough, and that there is no appeal, and no power of reviewing their decision; therefore, I think that to satisfy the public there ought to be something in the way of appeal, but when you talk of a tribunal, I would not dignify it by that title; I think that one person would be sufficient to deal with all the cases in London; and, if necessary, you would have an assistant judge.

5082. I understood you to say that from your own knowledge you found that you and Sir Henry Hunt had taken very different views of the principle on which compensation should be given?—Only in one particular case; that was the case of the weekly tenants. I am glad you have reminded me of that, because when I spoke to Sir Henry Hunt about it, I understood from him that there was no difference between us about it, but he told me that where he had put the law in force upon the first occasion, he had a difficulty in knowing what to do with these poor people, and the local authorities suggested to him, and it was with their concurrence, to take 15 years and give 1 l. per annum. He did not justify it or say that it was within the scope of the Act of Parliament, but that it was an arrangement made, and it was satisfactory, and he had adopted it in London. I have only given weekly tenants 30s. or 2 l. for removal purposes. Take the case of a dock labourer; it does not signify to him where he lives as long as he is within walking distance of the dock, but why that man should have 10 l. because he had lived in a certain house for 10 years I do not know, or why a man who had been next door to him, and had been there two years in business, and had a little local connection was only to have 2 l. It appeared to me uneven and unjust.

5083. You draw your distinction between the classes of persons who might live as well at a distance from their work, and those who must be near?—Yes.

5084. As regards those classes of person, do you conceive that the fate of those who by the dilapidation of particular districts, would be driven out of their present localities in search of a place of living, ought to be left by Parliament to the discretion of the railway companies, or would you import into an amended Act some provision by which terms should be made in one way or another for facilities of trains and cheapness of trains?—If it could be done; if there were not difficulties in the way nothing could be more desirable or

Mr. *Torrens*—continued.

more advantageous to the people, than carrying out some such suggestions as yours for giving them facilities; I do not know that there has ever been any reluctance on the part of the railway companies to do that. I know there is one matter in which there might be an improvement; that is that if something were done with reference to the railway passenger duty, I believe the railway companies would look upon any suggestion of that sort with a great deal more favour than they do at present.

5085. When I said facilities, I intended to draw your attention to this, which, with your great experience of private Bills, must be familiar to you, that railway companies do not always take the same view as the public as to the number of trains that it is worth their while to run either early or late, and that where under the general provisions of an Act passed some years ago, they do give what are called workmen's trains, they nevertheless give them at such hours and on such conditions that the mass of the workmen complain that they are of no use?—Yes; that is open to very great improvement; I know they just keep within the letter of the law; they do not give facilities. I use the word advisedly because I do not think they are facilities at present.

5086. You think it is worth the consideration of the Committee as to whether some suggestion should not be made for amending the position of the working men in that respect?—It is a very legitimate matter to raise in this inquiry, because the whole of this inquiry is for moving the people, and if you move them it is a question of how and where to give them accommodation.

Mr. *Rankin*.

5087. I think I understood you to say that a good deal of your trouble has altogether arisen with regard to giving compensation to weekly and monthly tenants; do you not think it would be a great hardship upon them to leave them to obtain compensation from their landlords?—Yes, I do. I think they would get very little. The class of landlords that we have here are very shrewd money-making men, and they would not show much consideration to their tenants. I would not leave the tenants to the mercy of the landlords at all.

5088. I presume these people are never turned out from their holdings at any term shorter than the legal notice that they might have from their landlord?—No.

5089. Do they always have notice from the Metropolitan Board of Works in point of time?—Yes.

5090. Therefore they are not legally entitled to any compensation?—I believe that in point of law a weekly tenant is only entitled to a week's notice, and if he has a week's notice I believe he is entitled to nothing.

5091. You have spoken of certain persons carrying on trades; what tenancy do they hold?—Weekly, monthly, and quarterly in the case of small trades, and some yearly, but the great majority are monthly. There are a great many eating-houses where men come early in the morning to breakfast before going to work, and the people get a large income from that; these

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men get large wages, and they spend a great deal. I was talking to one or two of them, and I said, "How can you live here when you might live in the country?" and they said, "We live better in London." I said, "How do you live better; do you get meat more than once a week?" "Once a week, Sir! if we had not meat twice a day we should not consider ourselves at all well off." They pay frightfully for their vegetables, and for anything partaking of the character of luxury; but they make a great deal of money, and they spend it.

5092. Is it by the wish of the tenant or by the wish of the landlord that such short tenancies are generally held?—It is by the wish of the landlord. I have seen scores of them with the money all ready in the room to be paid in advance. It is down upon the nail, and the people told me, "If we do not pay, which we do always on the day, out we go."

5093. You spoke of a certain number of persons who might be removed from a locality with benefit to themselves, and no loss to the neighbourhood?—Yes, certainly.

5094. Have you formed any idea of the percentage of those persons?—No, I have not, but there are many who, if they could get anything like a certainty of conveyance to bring them to their work, might for their friends and family do much better in the country.

5095. Would you give the Metropolitan Board of Works power to buy sites for the purpose of building upon them?—That is a question that I really do not think I can offer an opinion upon that would be worth anything. I do not see why the Metropolitan Board of Works with the various things which they have underground and above ground, the fire brigade and everything else, should not be trusted with the means that they have at their disposal, with spending the money themselves, but I have never discussed the question, and I speak of it with great reserve. I can see no difficulty. I think if they did it they would be likely to do it as economically as Sir Sydney Waterlow's Company; if I may judge from what he told me about his costs.

5096. Have you formed any idea of the amount required to put the whole of London, as far as the labourer's accommodation is concerned, in proper order?—No; I should be afraid to contemplate it, but I think the magnitude of the work renders it more necessary that no time should be lost in setting about it; there are so many black spots that I could point out that ought to be seen to at once. I know it is a very large business, and I hear a great outcry about expense. I know it is a great expense, but if we were visited by an epidemic, it is a question whether it would not be economy to get rid of those places, even if the ratepayers paid more than a fair price.

5097. Do you think it fair that the cost of removing of these black spots should be spread over the whole Metropolitan area?—I do not see any difficulty in it. I am sure that the West End are as much interested as the East End in these improvements.

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Mr. William Holms.

5098. You have told the Committee with regard to the Goulston-street scheme, the original claims amounted to 153,994 *l.*?—Yes.

5099. How many claims were there altogether?—Over 700.

5100. How many of those were settled before appealing?—Those are all unsettled ones. I had nothing but unsettled claims before me.

5101. Can you give any idea of the proportion which the unsettled claims bore to the total amount?—No, I had no means of doing that; I am not allowed to know on what terms the Board have settled any case at all.

5102. I understand that you had over 700 claims brought before you in the Goulston-street scheme?—Yes.

5103. How many of those did you settle without appeal; or did you settle them all without appeal?—There were 16 appeals from the freeholds, 39 from the leaseholds, and 393 weekly and yearly tenants. I think that is correct.

5104. Where those appeals from you?—Yes, they were appeals from my provisional award to me, but I must add that of that 393 a great portion were no appeals at all.

5105. I understand that over 700 claims came before you altogether, and of that number 16 were freehold, 39 leasehold, and 393 weekly and yearly tenancies; how did you deal with them, did you settle with them amicably, or how many appealed to a jury beyond that?—About four went to a jury of that lot.

5106. In your previous evidence you stated 11, I think?—That was for the four schemes; nine were out of the Goulston-street, and the other four were made up of the other schemes.

5107. Then after all only 13 appeals were really made to a jury out of the whole lot?—Yes, out of the whole lot.

5108. That brings me to another point; you expressed the opinion, in answer to the question put to you by the honourable Member for Gravesend, that it might be desirable that appeals should only take place when the amount was a considerable sum, say, over 5,000 *l.*?—Yes.

5109. Do you not think that, looking to the fact that you had so few appeals altogether, and that injustice might be done in a case under 5,000 *l.* quite as detrimental to the interest of the person making the claim, as if the sum were larger it would be well to have an appeal in all cases?—That is a matter of opinion, and I do not feel strongly upon it. There is a great deal to be said on both sides, but if I had it my own way to settle it, I should say, perhaps, 5,000 *l.* was too high, and I would say 3,000 *l.*; but I always feel that whilst I would give power of appeal in certain important cases, I would do away as much as possible with the appeal, and leave it to the responsibility of a competent person. Out of the whole of these four schemes, which involved many thousands of pounds, there were only 13 jury appeals, and of those 13 jury appeals, only six went to trial.

5110. Looking to that fact that the number was so exceedingly insignificant compared with the whole number of claims to be settled, do you

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not think that it would be fair that you should allow an appeal in all cases?—I could not say that it would be unfair; whether it is expedient, is a question; I can give you a list. The first sum appealed against was 2,100 *l.*, for which they got 1,900 *l.* from the jury; the next sum appealed against was in round numbers about 6,000 *l.*, and they got 4,000 *l.* from the jury.

Sir James M'Garel-Hogg.

5111. Who made the appeal?—The Metropolitan Board of Works appealed in almost all these cases.

Mr. William Holms.

5112. How many out of those 13 appeals were made by the Metropolitan Board of Works?—Eleven out of the 13. The next sum appealed against was 5,600 *l.*, for which they got 4,800 *l.*; the next was 2,300 *l.*, for which they got 2,150 *l.* Then the settled ones I will not give you, but they were all amounts over 2,000 *l.* and 3,000 *l.* And then there was a case in which 20,500 *l.* was the award, and the jury gave 17,750 *l.*, which, as I said before, was owing to the day upon which it was viewed by the jury. Then there was another in which the award was 4,800 *l.*, and the jury gave 3,500 *l.*, and then in the only two others, which were appeals by claimants, the claimant got 600 *l.* more in one case, and 700 *l.* in the other case.

5113. What was the result of the case which you said was the lowest, 870 *l.*?—The claimant in that case got 1,460 *l.* for it.

5114. That would seem to bear out the necessity for an appeal in all cases, because the claimant in that case actually got very much more?—I should not object to it.

5115. The next point upon which I wish to ask you is this: you stated that the original claims on the Goulston-street scheme were 153,924 *l.*, and that that amount was reduced finally to a little over 100,000 *l.*?—Yes.

5116. You were asked this question before, but I should like to have it more distinctly answered; can you give the Committee any idea what the costs were in connection with those claims?—No, I had nothing to do with that. My costs, which were certified by the Home Secretary, were nearly 2,000 *l.* in that one scheme; that is all I know of it.

5117. Now, as to the weekly tenants, you gave it as your opinion that it might be well in any amended Act to distinctly fix a maximum; say one, two, three, or four weeks' rent to be given?—I would say that I would pass a law that in all these cases where they were weekly tenants they should have whatever Parliament thought fit to give them as compensation for disturbance, and I would do that to save the expense of all these claims. The people would be getting the benefit, they would be getting rather more than the arbitrator would give them; but it would save the Metropolitan Board of Works and the public a great deal more money.

5118. Looking at the fact that after all these cases must vary very much in character, though tenanted by weekly tenants, and that they may

Mr. William Holms—continued.

have been there many years, and that they are much attached to the place, and that altogether the circumstances of one tenant may be very different from the circumstances of another tenant, would it not be well in any amended Act to give full power to the arbitrator to deal with them up to a certain point?—You are touching upon the principle then; if you come to argue it out, why should a person who may be turned out next Monday morning at the caprice of his landlord, or because he does not pay his rent, be entitled to the compensation which a yearly tenant would have? I do not think you can disregard the tenure; if you do that you get into a maze of difficulty. I would never go into that question; but I would put the question altogether on one side, and say that these poor people are entitled to something for their removal.

5119. Then you would rather leave it to the arbitrator?—The arbitrator would make a rule in the case if he was a permanent official, practically bringing about the same result.

5120. The next point is one that you deal with, namely, people carrying on business; you told the Committee that as regards lucrative businesses you acted upon the evidence provided. In order to make perfectly clear what I mean I will take a case that I find here before me; it is the case of a man named Joel Joel, a publican and wholesale cigar merchant. He had been nine years in this particular place; he paid 84 *l.* a year, and he makes his claim in this fashion: he says his trade purchases in 1876 were 2,340 *l.* 18 *s.*; the next year, 1877, they were 1,846 *l.* 0 *s.* 2 *d.*; and in the next year, 1878, they were 2,512 *l.* 10 *s.* 9 *d.*, or an average for the three years of 2,233 *l.* 5 *s.* per annum. Then he makes this rough and ready statement, that at 40 per cent. his gross profit is 893 *l.* 6 *s.*, less working expense 223 *l.* 8 *s.*, leaving a net profit for each of the three years of 669 *l.* 18 *s.* What course did you take?—I visited this gentleman, and found him a Hebrew, and I cross-examined him, and was very particular about it, and I formed the best opinion I could. I saw this was a professional claim; that the man, Joel Joel, never made it out; then I got his books, and I got the best information I could; I forget what I gave him; I made him produce his invoices to show what cigars he had purchased, and what he sold them for; and what I gave him I cannot venture to say.

5121. You assume that three years' profit is the right thing to be given; have you any rule as regards that?—No, I varied it; sometimes I gave one year, sometimes one and a half years, and sometimes two years' profit. I recollect a baker in Essex-road; I gave him two years' profit; he had an established business. He was a Scotchman, who came and made his business there, and he was entitled to all I dare give him.

5122. Did you take into consideration that Mr. Joel Joel might have moved round the corner into another street, and still retained a considerable part of his custom?—On reference to my award I see that I gave him 475 *l.*

5123. Altogether?—Yes.

5124. The claim is a most exaggerated one; leasehold

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leasehold interest 1,000*l.*, and 10 per cent. upon that?—Yes.

5125. Then in those cases may I inquire, did you ever ask of those parties who made the claim, in proof of their claim to show you their income-tax return?—Yes, but I could not get them; there was not one out of 50 that had an income-tax return; and so struck was I with that, that though I had not the honour of knowing him, I went to Lord George Cavendish, and said, “You had better put men on here, the public are being robbed.”

5126. May I ask this, can you in any way learn from the Income Tax Commissioners any particulars in a case of this kind?—No.

5127. A man makes a claim for 669 *l.* a-year profit, and he cannot furnish you with a receipt from the Income Tax Commissioners; can you in any way get information from the Government?—No, I have never ventured to inquire; I believe they will not give it you; but I have asked men one after the other when I have gone in, “Have you any objection to show me your income-tax return,” and they laugh and say, “No, we have not got one.”

5128. How did you act in a case like that?—I had no right to say that, because they had not made a return; they did not make that profit, but it weighed with me, no doubt.

5129. With reference to the operation of the Artizans' and Labourers' Dwellings Act, you said that it came to a dead-lock, and I understood you to say that it was only from the fact that under the Act, as it formerly stood, parties buying from the local authority had to build in the same spot for the accommodation of the same class of people?—I do not know that that is what I said.

5130. You referred to the Act having come to a dead-lock?—The conditions now imposed upon the Metropolitan Board of Works, as I understand it, in getting rid of their land, are such that they might be, I think, somehow modified by the Home Secretary, so as to enable the parties to proceed instead of it being locked up; I think if the Home Secretary saw that they were progressing with the work he should assist them; it is a pity that they should wait till the whole thing is disposed of.

Sir James M^cGarel-Hogg.

5131. Will you look at the Castleberg case; I have it here. The award in that case was 5,147 *l.*, and the verdict 2,770 *l.*?—Yes, there were three different sums.

5132. That works out as a difference of 2,777 *l.*?—Yes, I gave it in round numbers as 3,000 *l.*

5133. You consider this was one of the most exaggerated demands made upon us, do you not?—Yes, the claim was far bigger than that; it was 7,000 *l.* or 8,000 *l.*

5134. Did you not find that there were many people went about touting, and whenever these Bills were about to be passed, trying to get people to put these cases in their hands?—A very great many.

5135. I presume you would not like to give their names?—No.

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Sir James M^cGarel-Hogg—continued.

5136. And in most cases, did not these people send in the highest possible claims they could?—They were very liberal.

5137. Do you think it a wise plan for the Metropolitan Board of Works to try in such cases to settle as many as they possibly can?—I think they ought.

5138. Because it would tend to reduce the expenditure?—Yes.

5139. You said that you would like the Metropolitan Board of Works, in case of difference, to send you in an account exactly of what they would offer, in a sealed form?—Yes.

5140. Would it prevent the arbitrator, or save him going into the case, and visiting the property himself?—Certainly not, if the arbitrator did his business properly, it would not dispense with his doing much that he does now, but it would dispense with his going into certain questions where you find after they have been haggling about it, they are agreed upon it.

5141. Do you think that by that means you would be able to do away with the provisional award?—Yes, I think it would do away with the provisional award. When A.B. sends in his claim, the arbitrator would write to him, “I give you notice that I, as the arbitrator, intend to award you the sum of 500 *l.*, or whatever it may be, in the case,” and if you are dissatisfied with that, let me have notice of objection before a certain date.

5142. And you would allow an appeal to a jury or to arbitrators, with an umpire, as usual?—If there is one thing I dislike more than another, it is an umpire, because I think an umpire is a triple expense, and in every possible case I would do without it. I think an umpire simply means an arbitrator, because the arbitrators who appear are generally merely advocates; there are some exceptions. I had a large case a few years back, where a lawyer was the assessor, and on each side expert high-class surveyors, but in 19 cases out of 20 you may strike the arbitrators off, and take the umpire.

5143. I understood you to say that in some cases you found small trades carried on in wretched premises where they paid as little as 5*s.* a week; where they had no books at all, and I understood you to say that where there were no books you were able to judge as well as where there were?—Yes, because I was not misled. The accounts people rendered me were sometimes very misleading; a man might have two shops. A baker gave me his return for a lot of flour; I said, that is a monstrous lot to sell in a little place; and it came out that he had another shop in another street which his son carried on, and he endeavoured to foist upon me two lots of flour for the one shop. As a general rule the people themselves were very fairly honest when left to themselves. I do not make any complaint of them at all, as to what they told me, but I consider that these manufactured claims are very bad.

5144. Did you find any cases in which the books were started just after the scheme, by the advice of these people who went about?—Yes, that was another form.

5145. With regard to public-houses, can you tell the Committee how many years' purchase

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Mr. RODWELL, Q.C., M.P.

[Continued.]

Sir James M^cGarel-Hogg—continued.

you took as your basis?—It depended upon the locality; it depended upon the lease; it depended upon the premium given, and upon a variety of disturbing causes.

5146. Could you give the Committee the highest and the lowest?—No, I could not, off-hand.

5147. Could you give me an instance; I want to know whether it was upon two, three, four, or five years' purchase?—I cannot give anything like a definite opinion upon that; it depends so entirely upon the terms they have from their brewers. Hanbury's let their public-houses on different terms to Watney's, and what applies to one would not apply to the other.

5148. Can you give the Committee one case to show the basis upon which you worked?—The *modus operandi* was this: I will take the case of A. B.; we will say he has the "King's Head;" I go there and find out the consumption by the number of barrels; if you have the number of barrels sent in, and we know that every four barrels makes five, and after you make that allowance, Mr. Goddard on one side, for the Metropolitan Board of Works, and an accountant on the other side, make a very near calculation as to what the business is worth; then you must consider the locality, and how many years' purchase the property is worth. That is the way you proceed in a trade case.

5149. We have had a good many different bases put before us, working it out; I wanted to see how you work it out?—I take the rent paid, the duration of the term, the quantity of beer sent in by the brewer, the quantity of spirits sent in by the distiller, and the average amount of profit made from the sale of the articles in the same way as the Income Tax Commissioners proceed; then, of course, the number of years' purchase depends upon the duration of the lease. If a man has 20 years to run, or only six years to run, it is calculated according to the tables.

5150. With reference to the people displaced, I understood you to say that the greater number you thought might be replaced in the same position, and others could manage to live in the country?—Yes, if you have railway facilities for conveying these working people, they might just as well come a quarter of an hour by rail as walk a quarter of a mile from their houses to their work.

5151. The weekly tenants you said you found

Sir James M^cGarel-Hogg—continued.

were well satisfied with a few pounds compensation?—With the 2*l.* or 3*l.* that I gave them; they were all satisfied, and I should almost say grateful.

5152. With reference to the arbitrator having power to pull down houses in an insanitary state, would you give him that power without appeal to the Home Secretary, or any other official?—It might be well if the party complaining thought he was aggrieved that he might ask the Home Secretary to send a surveyor down to see that he was right, but I do not think that it is necessary. I do not think there would be much difficulty or doubt in exercising the power.

5153. You had seen a good many of these population, and I gather from your evidence that you find they are in many cases improvident?—Yes; I mean improvident in this way, that they do not save their money; and if they did save their money I do not think they would live. I believe what keeps these poor people alive is good meat and beer that they drink. I have had conversation with all sorts,—men, women, and children, and the charm of their life, and what reconciles them to it, is their food; they have plenty of good meat.

5154. You said there were a good many places that might be very well removed; but do you know that the schemes that we have got before us are estimated to be a million loss to the rate-payers?—I have not gone into that; it would be a 2*d.* rate over the whole Metropolis; that is very large, but *non constat*, that that loss should be incurred, I do not know anything about the loss to the Metropolis; I only know this, that I think it might be carried out in a cheaper form than it has been, and if greater powers were given to the Metropolitan Board of Works, and to the Home Secretary, it would cheapen it.

5155. You have indicated certain means by which you think it might be carried out in a cheaper way?—Yes; but there must always be pecuniary loss to any city or town by these improvements. Take that as an undisputed fact, and I do not see how you can do it without, and if you wait until you can recoup yourselves, you may go on and have another Plague of London; you must make up your minds to pay for getting rid of this nuisance in some way or other, and I am doubtful whether that is not good economy; I believe it is.

Monday, 25th July 1881.

MEMBERS PRESENT :

Mr. Brodriek.
Mr. Bryce.
Mr. Francis Buxton.
Mr. Courtney.
Mr. Cropper.
Mr. Hastings.

Mr. Hollond.
Sir James M'Garel-Hogg.
Mr. Rankin.
Mr. Torrens.
Sir Sydney Waterlow.

LEONARD H. COURTNEY, ESQ., IN THE CHAIR.

MR. GUILDFORD BARKER RICHARDSON, called in; and Examined.

Chairman.

5156. You are a Member of the Metropolitan Board of Works, are you not?—I am, and have been so for 20 or 21 years.

5157. What district do you represent?—The Greenwich District Board of Works.

5158. And I believe you have occupied the position of chairman?—I have occupied the position of chairman of many of the Board's committees.

5159. Can you name some of the principal committees of which you have been chairman?—I have been chairman of the committee of the whole Board, the works and general purposes committee, for two years, which is the limit for which our bye-laws permit any individual to be chairman. I have just completed my two years as chairman of the Parliamentary Committee, and I have been chairman of the finance committee.

5160. Can you tell the Committee how many official representations were made to the Board under the Artizans' and Labourers' Dwellings Act?—Thirty-one were made altogether, 12 in 1875, 11 in 1876, 5 in 1877, 2 in 1878, and 1 in 1879.

5161. How many of those 31 were followed by schemes?—There were in all 15 followed by schemes; 10 were passed in 1876, 2 in 1877, and 3 in 1878; but there was one official representation that the Board prepared a scheme for; that is the one that came from Holborn, or, as it was called, Gray's Inn-lane, which was afterwards not confirmed by the authority of the Home Secretary, and was withdrawn.

5162. There were 15 schemes prepared, and 14 confirmed; is that so?—Yes, I can name them if you wish.

5163. Fourteen were confirmed by Acts of Parliament, which received the Royal Assent?—Yes.

5164. Then 16 of the representations were not followed by schemes?—Sixteen of them were not followed by schemes, and there are eight of those 15 still remaining under the consideration of the Board; the others have been considered by the Board and have been deemed hardly to come under the purview of the statute; those eight
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Chairman—continued.

official representations represent 13 areas, and there were 14 areas altogether rejected by the Board.

5165. Among the areas of which representations were made, was one near Gray's Inn-lane?—That is the first one that the Board dealt with; it was a very large question; as placed before the Board it was almost to be considered a large metropolitan improvement. The Board viewed the area, and, after viewing it, they came to the conclusion that a large portion of it was unsuited to be dealt with under the statute; I may say it included a very large property that it was impossible to deem unhealthy. It included St. Alban's Church (Mr. Maconochie's Church), the National Schools, and the Public Wash-houses, and it included many substantial business premises, and altogether was a very large area. The Board reduced the area to four acres, and we devoted the one-and-a-half acres to new and widened thoroughfares; it represented a population of 1,611, and 582 rooms, and it was submitted in that form to the Home Secretary; but it was not confirmed by him; he saying, in his official communications, that he did not consider it adequate for the wants of the locality.

5166. The Board reduced the area from the representation, and made the scheme apply to the smaller area?—To four acres in all.

5167. And the Home Secretary refused to sanction the smaller scheme as being inadequate?—As being inadequate. The boundary of the original scheme was Portpool-lane on the north, Leather-lane on the east, and Gray's Inn-lane on the west.

5168. The original area was 10½ acres, was it not?—Yes, it was a very large one indeed.

5169. Who was the medical officer who made that representation?—Dr. Gibbons was the medical officer, and Mr. Isaacs was the superintending architect who prepared the plan for the Holborn District Board of Works.

5170. Your improvement scheme was rejected by the Home Secretary, was it not?—Yes; with regard to that, I should say that we reconsidered it after the Home Secretary declined to confirm the scheme, because it was, in the
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Mr. RICHARDSON.

[Continued.]

Chairman—continued.

opinion of the Board a metropolitan improvement: and, inasmuch as by the statute the City of London do not contribute to the Artizans' and Labourers' Dwellings schemes, as taken up by the Metropolitan Board, it seemed to them only fair that the operation of the widening of Gray's Inn-lane should be made a metropolitan improvement; and they determined to bring in a Bill in the next Session to widen Gray's Inn-lane, and take in a great portion of the bad district that was represented in that area as unhealthy, and to carry it out as a metropolitan improvement; and it was passed by statute, but unfortunately it has got blocked by the 33rd Section of the Metropolis Streets Improvement Act, and it stands very much in the state of many other improvements, quite still.

5171. In fact, a considerable portion of this area was dealt with by the Metropolis Streets Improvement Act, 1877, was it not?—Yes.

5172. What proportion was it; did it approximately cover the same area as your scheme?—No; on the east side of Gray's Inn-lane, at the back of it, is a frightful description of property; it was the worst portion of the area, and when we asked permission to widen Gray's Inn-lane, we provided within the limits of deviation for a depth of property on the eastward, so as to take in almost all the bad property up to the area of Mr. Maconochie's church, and it included the worst portion of it, but not the whole.

5173. Up to Brook-street?—It left a large portion undealt with, which was included within the area known as our modified scheme.

5174. And it was partially laid out?—Yes; we have already purchased several properties there, with the intention of carrying it through, and it would come under the next inquiry rather than under this, because it is blocked by the 33rd section.

5175. Who was appointed standing arbitrator by the Home Secretary?—Sir Henry Hunt was appointed arbitrator for the first scheme that received the Royal Assent, which was the White-chapel and Limehouse Scheme. It received the Royal Assent on the 11th August 1876; the board applied to the Home Secretary for the appointment of an arbitrator immediately after the usual recess of the board, and he was appointed on the 17th December 1876, on the application of the board.

5176. Did the board suggest his name?—No; he was appointed by Sir Richard Cross, without any recommendation from the Board; we did not know who would be appointed.

5177. Were the whole of the claims under that scheme adjudicated upon by him?—Yes; the Act of Parliament gave the Board full power to deal with questions of compensation themselves, but as this was the first scheme which the Board had to deal with, it was deemed desirable that the Board should not negotiate a single claim, but leave it in the hands of the official arbitrator, so that the Board might judge by the action of the arbitrator what was the best course to pursue for the future, and the more so because the Act of Parliament provided a different scale of compensation to the 10 per cent.

Chairman—continued.

for compulsory sale that was sanctioned under the Lands Clauses Act, and there were other matters of that sort, therefore the Board left it entirely to the arbitrator.

5178. Did you think it could be worked out more economically in that way?—It was thought at first that it could be worked out more economically in that way, but the opinion of the Board since has been that they could do better themselves by dealing with all the larger claims, and leaving the weekly tenants' claims to be adjudicated upon by the arbitrator. The Board has never touched the weekly claims since, but has left them to the official arbitrator.

5179. What is the direction of the Artizans' and Labourers' Dwellings Act as to the valuation to be made?—The direction is under Sub-section 2 of Section 19. The value is to be the fair market value of the land taken, but without 10 per cent. compulsory purchase.

5180. Do you consider that the direction extends to buildings upon the land, as well as to the land?—The buildings are to be dealt with according to the amount of money that may be required to be expended to make them in a sanitary state.

5181. Is that the case under the Act of 1875?—Yes, that is the Act of 1875, but it does not operate as advantageously as some people would suppose, because an owner of property may spend 20*l.* or 30*l.* in putting it into a comparatively sanitary state, and then he claims four or five years of the fee of it more than he had before, and three or four years' value of the fee is a great deal more than the money which he has expended, therefore it acts adversely to the purchase of the property rather than in favour of it.

5182. Have you the sub-section before you?—Yes; what I referred to is, "Due regard being had to the nature and then condition of the property, and the probable duration of the buildings in their existing state, and to the state of repair thereof, and all circumstances affecting such value, without any additional allowance in respect of the compulsory purchase of an area or of any part of an area, in respect of which an official representation has been made," so that it affects the buildings in respect of the state of repair in which they were at that time.

5183. But there is nothing said about buildings being put in repair as a condition precedent to valuation, is there?—During the time that the preparations are being made for the scheme, the owner of the property has full power to put it into a sanitary state of repair for the purpose of increasing his chance of compensation; that has been done to a very considerable extent.

5184. By superficial improvements he is able to add two or three years' purchase to his compensation?—Yes, and in some cases they have added four years to the value of property, in the opinion of the official arbitrator, therefore there has been a benefit rather than a loss to the owner of the property.

5185. That improvement he does not make under the provisions of that Act, does he?—No,
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Mr. RICHARDSON.

[Continued.]

Chairman—continued.

it arises rather from the length of time which it takes to bring the whole operation of the statute into force. The arbitration occupied Sir Henry Hunt exactly one year. He was appointed in December 1876, and he made his final award in December 1877.

5186. When were the Board in a position to obtain from the Secretary of State permission to clear the land?—We could not proceed till we got the official award; the first proceeding of the Board is to give notice to persons entitled to compensation to send in their claims, then their titles have to be investigated, which is a matter of great labour and complication, and great difficulty; but by July 1878 we were in a position practically to ask for power to give the 13 weeks' notice for the removal of the tenants.

5187. That is seven months more?—Yes, I have only taken the Whitechapel and Limehouse Scheme as an illustration of all the other schemes, in order that the Committee may see the operation of the statute throughout.

5188. It took a year and seven months from the time Sir Henry Hunt was appointed, to the time when you were at liberty to apply for the order to clear?—To issue the 13 weeks' notice to the tenants to remove.

5189. That would be another three months?—Yes.

5190. Then when were you in a position to publish the conditions for letting the land—During the whole period the question was considered as to the terms upon which these lands were to be let; it was a subject of deep consideration, and though there was no necessity for the board to confer with the Home Secretary upon the question, we thought it desirable that we should do so, and there has been a great deal of correspondence between the board and the Home Secretary upon that question: it would be rather long to read, but I should like to give the Committee a sort of general synopsis of what it was, because some remarks have been made about the Board's proceedings upon this question, to the effect that the Board have hardly shown loyalty to the statute in dealing with it, and that an unnecessary delay has taken place, which is not absolutely the case. I should state shortly that the Board were in this position: the property that they had to deal with was property that was under a special Parliamentary Trust in favour of artisans' dwellings. If we parted with the land to A. B., and he afterwards applied for the purchase of the fee, without very strong conditions, the Board would be powerless to prevent the user of the property to other purposes than artisans' dwellings, therefore, it was necessary to have every care exercised as to the conditions upon which we let or sold these properties. The solicitor of the Board prepared a draft of the proposed clauses, and the Board directed that they should be submitted to the Home Secretary. A long correspondence took place between them, which, as I have already said, would be too long to read; but if I did read it, I venture to say that it would show all through the spirit under which the Board undertook the matter, and the desire of the Board to do every-

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Chairman—continued.

thing they could to facilitate the letting of the property. They were sensible that the less difficulty they put in the way of letting the property, the sooner they would get a recoupment, and the better they would let the land, and yet they had a duty to perform to the public, namely, to see that they were not giving the purchaser an opportunity of making two large a profit out of it, in the event of his not adhering to the conditions which the board would wish to insert. Sir Richard Cross corresponded with the board, and suggested some alterations, all of which I think we met, excepting one or two, and finally the matter was determined, and the agreements were arranged, and the property was submitted by advertisement to tender.

5191. When did the correspondence with the Secretary of State begin?—A portion of the correspondence began on the 14th August 1878, by a very short letter, "A portion of the land comprised in the area of the improvement scheme for Whitechapel and Limehouse, under the Artizans' and Labourers' Dwellings Improvement Act, which was sanctioned by Parliament in the year 1876, being now about to be cleared of buildings, the Board proposes to take steps, as provided by the Act, for letting the ground on building lease. A form of tender and conditions have accordingly been prepared, and I am directed to send these, together with a plan of the land, for the information of the Secretary of State, and to request that he will be good enough to give his assent thereto. On the assent of the Secretary of State being intimated to the Board, measures will at once be taken for inviting tenders for the land."

5192. As we are now dealing with the question of time, and delay, I would ask you how it was that you did not apply before that?—The Board was not in a position to deal with the question of letting before that. We did not get the final award till December 1877, and we could only give the 13 weeks' notice in July 1878, and immediately afterwards we proceeded to do so.

5193. But you knew from December 1876, that the land was going to be cleared?—Yes.

5194. Might not you have gone on contemporaneously with your negotiations with the Secretary of State as to the conditions of letting it when cleared?—It, perhaps, might have been done a little earlier, but it was not begun earlier. It was a very long correspondence, and I may say that the difficulty will be seen in the next question that you have got down. You will find that on the 14th of August, conditions for letting were submitted to the Home Secretary, and it was not until the 2nd of December following that they were finally approved.

5195. That rather shows the necessity of applying before, does it not; you are rather regretting the delay of the arbitrator in making his award; it took a year and eight months between his appointment and the completion?—Yes.

5196. During that year and eight months, you might have settled with the Home Secretary the conditions under which the land might be let?—The difficulties did not arise till he took the matters into his hands; it might have been desirable

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Mr. RICHARDSON.

[Continued.]

Chairman—continued.

sirable to have started them before, but I do not know that you can make any valid complaint of us.

5197. Perhaps if you had to do the work again, you would do it sooner?—Perhaps so.

5198. On the 14th of August 1878, you sent the conditions, and those conditions obtained approval on the 2nd of December?—Yes.

5199. Were considerable modifications made?—Yes, considerable modifications were made at the suggestion of Sir Richard Cross. Then, following upon that, we immediately advertised the property, and I have the advertisement in my hand which I should like to read. It was issued by the Board for letting, with option of purchase for 25 years. It was dated the 11th day of January 1879: "The Metropolitan Board of Works hereby give notice that they are prepared to receive tenders for taking on building lease for 80 years, with option of purchasing the freehold, several plots of ground in the neighbourhood of Royal Mint-street, and Glasshouse-street, Whitechapel, which have been acquired by the Board under the provisions of the Whitechapel and Limehouse Improvement Scheme Confirmation Act, 1876. The land has been laid out for the erection of seven blocks of dwellings which are to be built in accordance with plans and elevations to be approved by the Board. Forms of tender and plans of the ground may be obtained by application to the architect, the office of the Board, Spring-gardens, and tenders should be sent in before 2 o'clock on Saturday, the 11th day of January 1879. By order, signed *J. E. Wakefield*, Clerk of the Board.

5200. That was published in the papers?—Yes.

5201. Was it sent round to persons whom you expected to tender?—I cannot answer that question; I do not think the Board usually send round; they advertised very fully, so that everybody who was likely to tender for the property, would know of it.

5202. But you are aware, are you not, that there are a great many associations in existence for the building of artisans' dwellings?—Yes.

5203. Was it announced to them?—I do not know whether it was officially communicated to them or not, but I believe there had been communications between us about the whole matter.

5204. How many tenders were received?—None were received in answer to that advertisement.

5205. Did you get any communications from anybody explaining their hesitation to tender?—Yes, there was a letter from Sir Sydney Waterlow, the honourable Member for Gravesend; he sent a letter to the Home Secretary complaining of the conditions of tender, and stated that his company was unable to tender under the condition of that advertisement; and there were then again some few more concessions made, which were agreed to by a letter from the Home Secretary, dated 8th March 1879.

5206. You had better call them revisions rather than concessions, had you not?—Yes, I will call them revisions.

5207. There was a final settlement of the con-

Chairman—continued.

ditions on the 8th of March 1879, was there not?—Yes; I have a memorandum that I made. Some of these objections could not be met without an alteration of the scheme. It would have been absolutely necessary to alter the scheme to have met some of the objections made in the letter from the honourable Member from Gravesend, and it could only be done by the Home Secretary, under the 12th section of the Act of 1875; the other objections related rather to clauses which the Board has always inserted in their lettings of land, and which are common, as I believe and as I am told, among all large owners of property; practically, they are to the effect that all that is done shall be done under the sanction of the Board's officer and superintending architect, and he shall be the sole appeal as to any question that comes forward; that is inserted in every contract that we have had with regard to all the land in Queen Victoria-street and other places; the same conditions have always been inserted.

5208. That he should be in what position?—Assuming that any question arises upon matters of building or terms, the architect of the Board shall be the sole arbitrator.

5209. The sole referee?—Yes.

5210. And his authority should admit of no question?—No.

5211. And his decisions would be final?—And his decisions would be final.

5212. Did you take any steps to bring these new conditions before the notice of the public?—Yes. The next advertisement which was inserted, was this, dated 17th May 1879: "Whitechapel. Important building sites for artisans' dwellings, by order of the Metropolitan Board of Works. Messrs. C. C. and T. Moore are favoured with instructions from the Metropolitan Board of Works to submit to public competition, at the Mart, Tokenhouse-yard, on Thursday, 12th June, at 12 for 1 o'clock, in one lot, two extensive parcels of land, situate in Glasshouse-street and Blue Anchor-alley, Royal Mint-street, for the purpose of erecting artisans' and labourers' dwellings, in accordance with the Act of 1875. The land will be let on building lease for a term of 80 years from Midsummer 1879, first year at a peppercorn. Land tax redeemed. The lessee will have the right of pre-emption of the ground rent and reversion at 25 years' purchase. Particulars, plans, conditions, and form of lease are preparing, and may shortly be had at the offices of the Board, Spring-gardens, S.W., at the Mart, and at the auctioneer's offices, 144, Mile End-road, E."

5213. That was a sale by auction?—Yes, it was the first attempt to sell by auction.

5214. Did you attend the auction?—I did not, but an officer of the Board attended it.

5215. What was the result?—No bid was made.

5216. No bid at all?—No.

5217. Did any representative of the Board attend to make a bid for the Board?—There was a nominal bid; it was put up, practically speaking, at the top price of, I think, 800 *l.* a year.

5218. Was that announced by the auctioneer?—I do not think it was announced, but the nominal bidding went up and nobody bid, and the thing was withdrawn.

5219. Was

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Mr. RICHARDSON.

[Continued.]

Sir Sydney Waterlow.

5219. Was it a nominal bidding by the auctioneer?—By somebody representing the Board.

Chairman.

5220. Did the Board of Works make the nominal bidding?—Yes, the reserves are always made privately between the Chairman of the Board, and the officers of the Board, no one else knows what the reserve is; the Chairman considers it with the principal officers of the Board; he gives his decision, and that is followed out, and if there is any bidding above it, it would stand.

Sir Sydney Waterlow.

5221. £. 800 a year was the sum nominally offered, was it not?—Yes, it was felt that that was the sum that ought to be received for the premises.

Chairman.

5222. In consequence of what took place, the auction failed altogether, did it not?—Yes.

5223. What was done subsequently?—Subsequently an offer was made by Mr. Ough, a solicitor representing somebody; he made an offer to take the land at 500 *l.* a year at 25 years' purchase, and he claimed a condition of purchase, which, practically speaking, would have made it 12,500 *l.*

Mr. Torrens.

5224. How much land did he offer to take?—The first portion of the Whitechapel and Limehouse scheme; I think it was 64,000 or 65,000 feet.

Chairman.

5225. When was that offer made?—I have not the particulars of the date, but it was set aside by the operation of the Peabody Trustees. The Peabody Trustees then came forward with their proposal, not only to purchase all the Whitechapel and Limehouse area, but several of the other schemes; and the consequence was that Mr. Ough's proposal was considered with it, and it was deemed more advisable on the part of the Board, after a great deal of consideration, to take the tender of the Peabody Trustees, than Mr. Ough's. May I read the official communication from the Peabody Trustees; it is dated the 26th May 1879.

5226. That is before the auction?—I think it was before the auction, but not before the advertisements were put out.

5227. The auction was in June?—Yes. It was between the time of the advertisement being put out, and the auction in June: "Referring to the conversation Sir Curtis Lampson had with you on the 20th instant, we, as trustees of the Peabody Donation Fund, have to submit for the consideration of the Metropolitan Board of Works the following proposal: 1st. That the trustees will purchase the freehold of the following six sites, now being cleared under the powers of the above Act, Bedfordbury, Great Wild-street, Pear Tree-court, Whitecross-street, Old Pye-street, that portion now cleared of the Whitechapel and Limehouse plot. 2nd. That the sum

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Chairman—continued.

to be paid for the Whitechapel and Limehouse site is 10,000 *l.* 3rd. That the remaining sites are to be taken from time to time as they are cleared, at a price based upon 3 *d.* per superficial foot as rent, at 20 years' purchase. 4th. That each site is to be paid for one year after it is cleared, and in the hands of the trustees. This offer is to be subject to the terms of a contract to be agreed upon. We would call the attention of your Board to the fact that this purchase will involve an outlay on the part of the trustees of about 120,000 *l.* for land, and 500,000 *l.* for buildings. Your obedient servants. (signed) *Derby.* (signed) *C. M. Lampson*".—It is addressed to Sir James M'Garel Hogg.

5228. It is dated the 26th May 1879?—Yes.

5229. That was after Mr. Ough had made the offer?—Mr. Ough made his offer before that time.

5230. And also, therefore, before the auction?—Then I am wrong; it was made after the auction.

5231. It is clear that the offer of the Peabody Trustees was before the auction?—Yes; but Mr. Ough made a better offer for the Whitechapel and Limehouse portion than the Peabody Trustees.

5232. He offered 12,500 *l.* instead of 10,000 *l.*, did he not?—Yes.

5233. You thought it better to take the Peabody Trustees' offer, inasmuch as it included five other areas?—Not at the time. The Board suggested to the Peabody Trustees that they should take it at 4 *d.* per foot, inclusive of the Whitechapel and Limehouse portion of the scheme. They said, "Take all the land at 4 *d.* per foot;" and a letter was received back from Lord Derby on the subject, stating that the Peabody Trustees did not feel themselves able to give anything more than the offer they had made, for the reasons that their offer was one that could by no means be made by anyone excepting the Peabody Trustees, who were a body actuated solely by a regard to the interests of the working classes, and not as a matter of speculation, and therefore they could not give any more. It was also a subject of very considerable correspondence between the Board and the Home Secretary, and finally the Board agreed to accept that offer, and it has been carried out, as you are aware.

5234. That offer, having regard to the Limehouse area alone, was just half your reserve price?—Yes, the 10,000 *l.* which they gave, practically speaking, only works out at 1½ *d.* per foot, for the Whitechapel and Limehouse area.

5235. It is 400 *l.* a year, and your reserve was 800 *l.* a year?—Yes, I think I am correct in saying that it works out at 1½ *d.*

5236. Has the agreement with the Peabody Trustees been carried out?—It has been carried out.

5237. And buildings have been erected upon more than one site, have they not?—Yes.

5238. What sites have they been erected upon?—The Limehouse and Whitechapel Scheme is now complete, that is, the first portion of it; the Bedfordbury area is very nearly complete; the Great Wilde-street is now being constructed, and it will

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be very shortly complete. With regard to Old Pye-street, I do not think that is quite so forward; it was sold to the Peabody Trustees; I can give the price paid for each scheme; the Whitechapel and Limehouse was 10,000 £; Bedfordbury, 7,900 £; Great Wilde-street, 15,575 £; Old Pye street, 17,572 £; Pear Tree-court Scheme, 5,986 £; the Whitecross-street Scheme has not been all handed over to them, but the portion of the land which has been handed over to them, measured out at 3 *d.* a foot, comes to 34,272 £, but there will be other portions of the Whitecross-street Scheme which have not been cleared, which will be handed over to them; and I think I am right in saying that that is all that has been yet measured up, so that the purchase price can be ascertained.

5239. Is not that purchase price calculated at the rate of 3 *d.* per square foot?—Yes.

5240. Exclusive of Limehouse?—Yes; when the surveyor of the Peabody Trustees and our surveyor agree to the measurement, it is worked out at 3 *d.* a foot, and that at 20 years' purchase, becomes the price.

5241. Can you give the Committee the course of procedure required by the Artizans' Dwellings Act before the final determination of the compensation to be paid?—I will deal with your question as one put to me for the purpose of showing the details of the statute, and what the board is required to do. First, there is the official representation of the medical officer of health; secondly, a personal inspection by members of the board to satisfy themselves that the official representation is one for which it is desirable that a scheme should be prepared; thirdly, a survey by the officers of the Board of the area declared to be unhealthy, and an examination of all the houses by them, and an expression of their opinion as to how the area should be dealt with, the number of persons to be displaced, and how they may be best replaced, and plans showing the improvement scheme.

5242. Those two or three steps might have been taken together, might they not?—No; you cannot put the officers upon it until the Board has determined that it is a fit and proper scheme.

5243. But all the members of the Board do not go to see the area, do they?—A large portion of the committee go to look at it.

5244. Would they take their officers with them?—They take the officers with them, as they have to go into detail; they have to survey every house, and value the property, and ascertain the number of the inhabitants of the different houses; there is an immense amount of work. Then, when the report has been received from the officers, it is submitted to a committee of the Board; and, subject to any suggested alterations, it is almost, *pro formâ*, adopted, and it is sent to the Secretary of State as the confirming authority. The Secretary of State then orders a confirming inquiry to be held, and a report to be made to him upon the scheme, by some gentleman appointed by him for this purpose. If the Secretary of State approves the scheme he makes a Provisional Order for it to be carried into effect, and Parliamentary notices are advertised for it, the same as for a private Bill going through Parliament. Parliament has then to confirm the Pro-

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visional Order, and that occupies months and months, till the Session is over, and you get the Bill passed. When confirmed by Parliament, the local authority has to make out and deposit with the Secretary of State maps and schedules of all the property, with the names of all owners, whether occupiers, lessees, or freeholders.

5245. Is there much fighting over the confirmation of the Provisional Order?—No, I do not think anyone takes any interest in it; it goes through the House, but it takes time.

5246. And it is not a matter of expense?—No. The Board then applies to the Secretary of State for the appointment of a standing arbitrator, or they may negotiate for the purchase of the several interests. When the standing arbitrator has been appointed, the Board has to deliver to him copies of the maps and schedules of the property, and to give public notice during three successive weeks, calling upon all claimants not settled with, to send in a short statement of their claims to him. The arbitrator then makes a provisional award, and every claimant or the Board may object to the decision of the arbitrator, and require his case to be reconsidered. The arbitrator has to give notice to all claimants of the provisional award; such notice to be published during three successive weeks, and to name a time and place where he will hear any objections. When all objections have been fully made and determined by the arbitrator, he has to make his final award, which has to be deposited at the office of the Secretary of State, and a copy sent to the Metropolitan Board. The Board has then to give notice to the claimants, which notice has to be repeated in each of three successive weeks, that the final award has been made, and requiring them to send in a certain time a statement of their claims, and an abstract of title. When the compensations awarded exceed 500 £, either the claimant or the Metropolitan Board has a right of appeal from the final decision of the arbitrator, and may demand that the matter be submitted to the consideration of a jury. The officers of the Board have then to investigate the titles of the several claimants respectively, a long, and often a very laborious task, and, when satisfied as to the title, shall, on demand, deliver to each person a certificate stating the amount of compensation to which he is entitled. The Board has then to pay the compensation 30 days after such certificate is received, if so demanded. I may add that there are many difficulties which the Board has to contend with; some of the working men take the money awarded by the official arbitrator, and they leave. We are not owners of the property; we have not yet purchased the fee. Other persons come in and occupy the houses, and when we want to turn them out, they say, "No; we want compensation." The man who was in before them had compensation, and they do not see any reason why they should not have compensation, though they may have been in some months only; and it is difficult to deal with them. Under the Act, they have no power to get compensation; but I expect they get a few shillings to make them go quietly.

5247. Would it not be possible to withhold the compensation till it is cleared?—The Act of Parliament

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Parliament requires it to be paid within 30 days after it is demanded, to either a freeholder or a leaseholder, or a weekly tenant.

5248. Upon payment, could it not be cleared at once?—Supposing a weekly tenant demands his money, he has a right to it; the fact that he has somebody above him that owns the property does not affect him in any way; he has a right to his money, and he has a right to go away afterwards.

5249. At what stage is it competent for the Board to remove buildings?—Only when we have consulted the Secretary of State. We give the 13 weeks' notice, and after the 13 weeks' notice expires, and the place is cleared, we apply to the Secretary of State for permission to demolish, and the want of that permission is stopping a good many schemes. Both Sir Richard Cross, when in office, and the present Home Secretary, have had considerable correspondence upon the subject with us; the present Home Secretary has stated two or three times over upon the various applications of the Board, that while this Committee is sitting, and until the judgment of the Committee has been formed, or Parliament has offered some opinion upon it, he is not prepared to vary from the strict lines upon which the Act goes.

5250. What has been the actual time that has been allowed to elapse between the submission of the scheme and the vesting of the property?—The Whitechapel scheme has enabled the others to be dealt with at a much more rapid pace, because we were feeling our ground in that case with regard to the rest. I can tell you the date at which every property has been handed over to the Board. The length of time between one and the other gives time to the owners to vary their property, and deal with their property, so as to increase the amount of compensation.

5251. What is the average length of that time, and to what limits can it be reduced?—It would be quite a twelvemonth.

5252. Would that be from the confirmation of the scheme by Parliament, to the vesting of the land in the Board?—Yes; quite a twelvemonth.

5253. In the case of the first scheme it took from August 1876 to January 1879, did it not?—Yes, to January 1879. Then there were so many questions arising, questions of conditions and all sorts of things, that you could not take that as a fair average.

Sir Sydney Waterlow.

5254. How many months' time is necessary after the scheme has been confirmed before the land can be vested in the Board?—After the receipt of the arbitrators' final award, I think you might say the average is eight or nine months.

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5255. During that time does the property fall into a state of disrepair?—Some of it may, but there are shrewd owners of property who take care that it shall go the reverse way; they do a little here and there for the purpose of increasing their chance of compensation; that is rather

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what takes place, and we find all sorts of difficulties. One of the great difficulties that we have had to contend with is that which I have referred to, and then some of it becomes, as you say, unfit for habitation; some of it is dealt with so as to be slightly repaired; and the only action the Board can take to close the houses is, when we can get a statement from the medical officer that the houses are unfit for human habitation, owing to fevers spreading in the place, and so on; and then, generally, we succeed in getting an order for freeing the houses of the people.

5256. And in the meantime their condition deteriorates, does it not?—The greater mass of the property will deteriorate.

5257. And some gets furbished up?—Yes, some get furbished up and some deteriorates.

5258. I presume there is no great loss of value from that deterioration?—No, I do not think there is; one of the evils we have to contend with is, that when it gets into a bad state of deterioration, the medical officer of health certifies to the local authority that the houses are in a bad state, and that sanitary repairs are necessary; and the Board serves notice upon the Metropolitan Board of Works, as owners, soon after they have taken the property, to spend money to put these houses, which are shortly to come down under the terms of the statute, in repair, and, though we have not yet got permission to pull them down, we are obliged to spend considerable sums of money to put them into a sanitary state.

5259. But you could close them, could you not?—I think the Board has adopted that plan a little more lately; it was a question whether it was better for the Board to receive the rents of the property, or to repair; in many cases it has been thought perhaps on the whole better to receive the rents till the Board was in a position to pull down, rather than to disturb the tenants.

5260. It is a question, is it not, of relative expense?—Yes, it is a question of relative expense entirely, but the Board feel that they are unfairly dealt with by being compelled to spend several hundreds of pounds upon one of these areas, to put these houses into a sanitary state, when it is a mere matter of waiting for a few weeks time, until they come down.

5261. Is there any impediment preventing the Board closing these houses?—No, we can close them at the end of the 13 weeks, but not before.

Sir Sydney Waterlow.

5262. If the Board continue to take the rent, ought they not to maintain the property in a state fit for habitation?—That is a fair conclusion; still I do not think the landlord would quite look at it in that point of view when he knew it was coming down in a few weeks time.

5263. Are not other landlords compelled by the local authority to look at it in that point of view?—Yes, only they are not under the requirement to pull down within a month or six weeks afterwards.

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5264. Have not the vestries and district boards taken action against the Metropolitan Board of Works?—Very often.

5265. And the Board, I presume, has then considered the question whether it shall repair or evict, and it has occasionally repaired?—Yes.

5266. Is it possible that the persons actually displaced can be re-housed in the new buildings?—It is hardly possible. We have a great deal of detail upon that point, and I have got the papers here which I have prepared to enable me to deal with that question; that is to say, with regard to the Whitechapel and Limehouse Scheme. There are 11 blocks of new buildings erected, providing the following accommodation:—43 tenements of one room at 3 s. per week, 145 tenements of two rooms at 4 s. 9 d. per week, 98 tenements of three rooms at 5 s. 9 d. per week. In eight cases tenants of two-roomed tenements are charged 4 s. 3 d. per week only in consequence of the rooms being badly lighted. The tenants come from various parts of London, exclusive of the suburbs, as under the terms of Mr. Peabody's gift persons residing beyond a certain radius are not eligible for admission. The several blocks together contain accommodation for 286 families (that is at the date of the 7th July), and there are, at this date, 256 families in residence. Of these not any resided on the site cleared for the erection of the new buildings, 12 families moved from houses included in the adjoining part of the area, 65 other families came from the surrounding neighbourhood, and the remainder from other places. There are about 30 policemen living in the buildings. Sewing machines are permitted to be used on the ground floor only, and not more than three mangles are allowed. 167 tenants of houses now standing in the scheme had expressed a desire to be accommodated in the new buildings, but only 12 are in occupation. The fact is that the class of people tenantry the houses are a totally different class from those who would reside in the Peabody buildings; and the regulations and the requirements were such evidently as prevented them from becoming tenants of the Peabody trustees; and, of course, they have scattered themselves into other places; and, practically speaking, you may say there is not one single person, or a very small percentage indeed, at all events, that would ever come into the new houses that were built upon the area of the scheme.

5267. As a matter of fact, in this Limehouse scheme, is there one of the persons actually living in the new buildings who was previously living upon the same site?—No.

5268. But 12 families came from the adjacent condemned property?—Yes, the property which is not pulled down; that return has been carefully taken for the purpose of this Committee.

5269. Have you any opinion as to the desirability of the condition, that the same number of the working classes should be re-housed upon the spot from whence they are disturbed?—The Board have their opinion, and I have my own opinion that the present statute proceeds upon the wrong lines altogether, that is to say, the intention of the statute is to do service to the working classes, but the working classes who

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ought to receive the benefit, as my last answer will show, do not get that benefit; that benefit comes to other persons altogether, and a different class of persons, and therefore it does seem to me that the requirement of the replacement of a number of persons equal to the number displaced, is a mistake, and different lines should be taken altogether in any new statute that is passed.

5270. Are those persons who do come in and inhabit the new buildings of the labouring class, though not identical with those displaced?—Certainly so.

5271. And they must have vacated some houses or rooms?—Yes.

5272. Probably superior in quality to those pulled down?—Yes.

5273. And the displaced persons may have taken their place in those rooms?—Possibly so.

5274. So that a benefit is conferred even upon the lowest class?—Possibly; besides which, you must, I think, take other things into consideration as bearing upon it; the cost of the Whitechapel and Limehouse scheme, taking the sum that we received from the Peabody trustees as 10,000 l., and what that area would have let for if it had been in the power of the Board to let it for commercial purposes, gives a difference of about 44,000 l., that is to say, it would have realised 54,000 l. instead of 10,000 l. Now somebody has got that 44,000 l.; the difference in the value of the land between commercial purposes and the money that was received, it being set apart by the statute for working men's dwellings that is lost. Then the question comes, whether or not the parties who really tenant the new houses were entitled, speaking of them as a small body of persons to that advantage, seeing that the rates are charged with that 44,000 l.; and I think it seems almost to follow as matter of course, that inasmuch as they certainly have no title to any benefit from the expenditure of 44,000 l. out of the rates, and inasmuch as the persons displaced have received their compensation and have gone, therefore the lines of the statute upon this question are unsatisfactory altogether; I think it is a charge upon the rates without any advantage to any persons whatsoever.

5275. Do we understand that you represent the opinion of the Board, that the provision in the statute requiring that accommodation should be provided for as many persons of the working classes as may be displaced, should be removed altogether from the statute?—We are all of us most definite upon that point. We think it is wrong altogether, and that there should be no requirement under the statute for the replacement.

5276. It is not a modification, but an absolute removal of the condition, which you would advocate?—I may say that most of us think that the Act is altogether a mistake in those respects; that if the Act of Parliament went more upon the line of the first Act of the honourable Member for Finsbury, which gave power to the local authority to pull down or shut up houses that were in an unhealthy condition, and unfit for human habitation, then those would be the right lines upon which the matter should go, if you could prevent the owner building upon the old lines,

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lines, because I do not know whether the Committee are aware that, under the Metropolitan Building Act, you can always build upon the footings of your old property, though you pull it down. If an Act was passed preventing any building being erected on the old site, excepting it could be guaranteed to have sufficient space for air and the other sanitary requirements, then the land would remain passive, awaiting anything that might hereafter take place. There would always be a large number of other houses in the same neighbourhood of the same class; it is almost certain that if you leave things to take their natural course, the owners of the property will purchase the neighbouring property, and deal with it themselves; they will utilise it as may be most advantageous to themselves, and in that way large improvements would be made without any cost to the public whatsoever. I cannot conceive that it is necessary to do anything more than to demolish the slums of the Metropolis. It is the duty of the Legislature to provide that the slums of the Metropolis should be demolished, and if it limited its operations to that, it would do very great service to the Metropolis.

5277. You approve of the statute so far as it is destructive, but not so far as it is constructive?—Yes; and what I wish to put before the Committee, I take from a pamphlet which I have in my hand, quoting a letter of Dr. Gairdner, Medical Officer of Glasgow, to Sir Charles Trevelyan.

5278. What is the name of it?—It is called "The dwellings of the poor, and present legislation respecting them." I put it aside, thinking it might be useful. It is dated July 1880, and this passage is one which I think worthy of the Committee's consideration. Dr. Gairdner says, "It is impossible to attract into better houses so long as the old and bad houses remain." "I am stating the result of a deep conviction when I say that the destructive part of the duty of the authorities is of more importance than the constructive. That the first and most essential step is to get rid of the existing haunts of moral and physical degradation, and the second is to watch carefully over constructing and re-constructing." My feelings are entirely in accordance with that, and if the Legislature provided for that destructive part of the duty of local authorities, and there really was no slum left for that class of persons who will inhabit slums if there are slums to inhabit, there would be some reason to think that the people who have been in the habit of tenancing these slums would be compelled to put themselves into better houses; they will get higher tastes, their ideas would be elevated, and you would do more to raise the class we are dealing with, than by anything else you can do, instead of compelling the local authority under the Act, to devote large areas and tracts of land to the Peabody Trustees, for ever and ever, in favour of a particular class, and a very small class indeed, of the Metropolis.

5279. I think you contemplate something more than destructive legislation; do not you also suggest that when land is cleared under what is called the destructive clauses of the Act, then no buildings should be rebuilt under the Act, except under certain definite regulations as to

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space between them?—Yes, it would be necessary, of course, in any new Act that was passed, because, under the present Statute, you can build upon your old foundations; any owner of property can do so, unless he is compensated by the local authority, and I do not think there ought to be compensation. I heard the evidence of Mr. Rodwell on Thursday last, and I think he expressed himself very powerfully upon that point, that an owner of property who allowed his property to fall into such a miserable state as to be unfit for human habitation, is not a man that deserves the slightest consideration of any kind from Parliament; that he ought to be treated rather as a criminal than an owner of property. To compensate him is a mistake entirely. We have cases of the kind before us. I dare say the Committee have heard the name of Mr. Flight; he has gone to his rest, but I believe he has left the property to his widow, but Mr. Flight must have been the owner of thousands and thousands of houses in the Metropolis; you cannot deal with a single improvement where you do not come across Mr. Flight. If you compensate under the terms of that Statute, no doubt Mr. Flight would gain a large consideration for property that he gave little or nothing for, it would be a premium for allowing the property to go into decay.

5280. That is, if he is compensated according to the terms of the Statute?—Yes.

5281. But as the terms of the Statute say, you must have regard to the "nature and then condition of the property and the probable duration of the buildings in their existing state, and to the state of repair thereof"?—If you look at the compensation which they obtain under the Metropolitan Streets Improvement Act and under this Act, you will find in nine cases out of ten, that they receive a great deal more from compensation than they gave for buying the property.

5282. That may be independent of the Statute, though it is in consequence of it?—Yes, but surely the Statute should be repealed, or something provided in place of it, because it is an injury to the public generally.

5283. You say that your Board has to buy land to build artizans' and labourers' dwellings, upon that which is worth three or four times the amount to be obtained for it, and therefore it is precisely the same as if a subsidy was made out of the rates?—Yes. Allow me to say this, assuming for a moment that a Statute such as that had been in existence 200 years ago in the City of London (I do not know that there is any better way of proving what I wish to convey than that), then the working class of the City of London were all mainly concentrated in what is now Broad-street; if such a Statute had been in existence, I need not say that the outside value of an acre of land in Broad-street, with such a trust upon it as that at 3 *d.* a foot for the annual value, would reach about 550 *l.* an acre, and at 20 years' purchase, 11,000 *l.*; but land in Broad-street at the present time is worth 500,000 *l.* an acre, and more than this; and if that Statute was to operate and had operated in times past, it would have destroyed an enormous amount of property in London, and have done an enormous amount of injury to the State and to private individuals. And no one can

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say that this property which we are dealing with now under this Act of Parliament, may not, sooner or later, be wanted under the natural order of things, and may not increase in value 100 times more than it is at present; and yet there is the Peabody Trust upon it, and you can do nothing unless you get a definite Act of Parliament to do away with it, which would be very difficult to obtain; and knowing that fact, the tendency is to let it alone. And therefore all the improvements that would take place would have to remain outside, and would not have come to that neighbourhood.

5284-5. Your argument is, that the dedication in perpetuity of land, in and about the Metropolis to workmen's dwellings, tends to depreciate its value, a depreciation which would be relatively increased in each successive year?—Yes, I must come to that conclusion.

5286. And you argue that no corresponding benefit is derived by the class entitled to demand it?—Yes, that is my conclusion. The only argument that I have ever heard used in relation to it is, that it is desirable that the labourers should dwell near their work; but that refers only to a very small class of the labourers; the mass of them are builders' labourers, and bricklayers, and plumbers, and trades of that kind; it matters not to them where they live, their work takes them north, south, east, or west. There is a certain class of persons no doubt, for whom it is desirable that they should live near their work, but if you use the rates for the purpose of building houses for people near to their work, it resolves itself into a rate in aid of the wages which the employer has to pay the men.

5287. You would argue, I presume, that if it is necessary for a certain labouring class to live in a certain neighbourhood, their wages in the long run must rise to the level of the rents naturally required in that neighbourhood?—It must do. The rules of political economy sufficiently explain that to anyone who understands it.

5288. You also argue, do you not, that the operation of this Act offers a premium to owners of land property to let it get worse?—I have to a certain extent referred to it already; it gives them an opportunity in the meantime of doing a little repair to their premises, and by that means getting a much higher value in the fee.

5289. And if anybody bought property on the verge of being insanitary, by allowing it to become insanitary, he might drive the Board to purchase it at an enhanced value?—Yes.

5290. You appear here to defend the action of the Board in the working of the Act, do you not?—Yes, I have not gone into it very fully, but if I had gone fully into the proceedings of the Board, I think I could have shown to the Committee that the Board has been loyal to the utmost extent to the Statute, and it was not until they had clearly shown that millions of money would be expended upon it; if it was continued to be carried out in the same way it had already been, that we thought it was necessary to ask Parliament to reconsider the Statute, and to revise it, or do something, so that it should be amended, and that the Board should

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be able to work it at much less cost than it has done hitherto.

5291. You admit that at first the delay was considerable?—It was necessarily considerable.

5292. They were trying an experiment, and they did not know how to work it most economically in respect to time or money, but now they are working it as economically as possible?—Yes, but it is not economical, nevertheless.

5293. Did the Board submit to the Secretary of State their views as to the defects of the Act?—Yes; we have done so most carefully both to Sir Richard Cross and to Sir William Harcourt. This is the last report that we have made. It is a report made by the sub-committee, and brought before the Board, and it was ordered to be sent to the Home Secretary. It is dated 21st December 1880:—"It appears to your sub-committee that the existing Artizans' Dwellings Acts are open to serious objections, particularly on the grounds that the mode of procedure is unnecessarily dilatory and costly, and that the basis upon which the valuation of property is made results in such large compensations being awarded as practically to render it inexpedient to carry the provisions of the Act into effect. After a very careful consideration of the matter, your sub-committee have arrived at the conclusion that no mere Acts on the lines hitherto followed will avail to render their operation within the Metropolis satisfactory to the Board and the rate-payers; and that nothing short of a complete alteration in the whole method of procedure will effect the object in view. Your sub-committee have therefore considered the general terms of new legislation to replace, as far as the Metropolis is concerned, the existing Acts; and it appears to them that any new enactment should be supplemented by a Bill for the more effective abatement of nuisances, which might, in the opinion of your sub-committee, be so framed as to deal with insanitary property in a much more effectual way than does the Act of 1868, commonly known as 'Torrens' Act, which has up to the present time been brought into operation in the Metropolis in comparatively few cases; and your sub-committee are advised that although in the Session of 1879 the Act of 1868 was amended, the procedure is still so complicated that it is doubtful whether its provisions can be practically applied. Your sub-committee now beg to submit the following suggestions: first, as regards the amendment, which is virtually the repeal, of the Artizans' Dwellings Acts; and secondly, as regards the proposed Bill for the abatement of nuisances." It goes into the recommendations of the Board as to the Artizans' Dwelling Act, and then recommends an abatement as to nuisances.

5294. It is very important. You had better read it?—"Artizans' Dwellings Acts. 1. That it is desirable that the Board should have power, either upon the representation of the local authority of the district, or independently thereof, to prepare a plan of any area within the Metropolis, which may seem to the Board to require to be cleared from existing buildings, in consequence of its insanitary condition, and appropriated for the erection of suitable dwellings for the labouring

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ing classes, with proper approaches and conveniences. That at the same time the Board should prepare, so far as practicable, a Book of Reference, containing the names of the owners and lessees, and of such occupiers as have a greater interest than that of quarterly tenants. 2. That the Board should be at liberty to submit this plan and Book of Reference to the Secretary of State for the Home Department, with a request that he will appoint a Government inspector to make a local inquiry for his information. 3. That the Government inspector should give not less than six weeks' notice of his intention to hold the inquiry within the neighbourhood of the area, and that the Board should, one month before the holding of such inquiry, placard each house in the area with such notice, and deliver one copy of such notice to one of the occupiers of each of the premises (if inhabited), and should send by registered letter to the last known address of every owner and lessee a printed copy of such notice. It should be incumbent upon every lessee or his agent to give his landlord immediate information of the issuing of any such notice. 4. That the Government inspector should have power to administer an oath, and also call for any books, papers, accounts, or documents, and to order the production to the Board of any such documents; and that it should also be the duty of the inspector to hear all objections that may be made at the inquiry. 5. That it should be the duty of the inspector to colour (red) upon the plan such of the property in the area as he shall find to be unfit for human habitation; to colour (yellow) such of the property as he shall find insanitary, but capable of being made fit for human habitation; and to colour (blue) such property as he shall find to be in a good sanitary condition. 6. That, in determining whether the property should be included in the yellow colour, the Government inspector should certify the number of occupiers who shall be allowed to occupy the premises, and if a greater number of occupiers should be in occupation than the number specified, the Board should be at liberty to apply to the Government inspector to declare that the property should be placed in the category of premises coloured red, and should be treated accordingly. The police should have full power to enter upon the premises coloured yellow at all times to ascertain any facts relating thereto, for the information of the Board or of the Government inspector. 7. That upon receiving the report of the Government inspector, it should be lawful for the Secretary of State to make an order, to be published once in the London Gazette, to the effect that the Board is to have compulsory powers to acquire all interests in the property coloured red and yellow, and that the Secretary of State should be authorised to issue a Provisional Order, to be confirmed by Parliament, authorising the Board to acquire all interests in the lands coloured blue. 8. That thereupon forthwith as to the lands coloured red and yellow, and immediately after the Provisional Order has been confirmed by Parliament, as to the lands coloured blue, the Board should send notice by post to each owner and lessee, requiring him, within 28 days, to forward par-

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ticulars of claim, and should placard the buildings with notice, requiring all persons interested to send in their claims. It should be provided that every lessee shall be under an obligation to give notice forthwith to his landlord of the receipt of any such notice to send in a claim. 9. The Board should be at liberty to treat and agree for the purchase of all the premises comprised in the area, either with each party interested, or with the owner (according to the definition in the Dangerous Structure clauses in the Metropolitan Building Act, 1855), for the fee-simple value of the property in possession, or any less interest; but in the event of the owner agreeing to sell a greater interest than he possesses, the purchase-money should be paid into the Chancery Division of the High Court of Justice to the credit of the owners, lessees, and occupiers of the premises, and be distributed in a summary way upon application at the chambers of one of the judges. 10. Any owner or lessee omitting to send in a claim should not be entitled to the costs of settling his compensation, or of obtaining his share of the compensation out of Court, unless a judge shall otherwise order. 11. In any case where the Board fails to agree as to the amount of compensation, it should be at liberty to send a sealed offer through the post to the owner or lessee, and in default of the acceptance of that offer within 14 days, then, if the offer exceeds 1,000 £, either party should be at liberty to give notice of its desire to have the amount of compensation determined by one of the judges of the High Court; or, where the sealed offer is less than 1,000 £, to have the question determined by the county court judge of the district in which the property is situate. Either tribunal should be at liberty to call in the assistance of a land surveyor or other person as assessor. The Judge of the High Court and of the County Court should fix certain days for the trial of these cases. The decision of the judge to be absolutely final. 12. A judge of the High Court should be empowered to make such orders as he may think fit for the purpose of enabling the Board to acquire any omitted interests within the limits of the property comprised in the area; and, further, the High Court of Justice should be empowered to make rules or orders for carrying out more effectually the objects of the Act. 13. The Board, after giving the notices to send in claims, and subsequently a 13 weeks' notice to occupiers, to be placarded on the houses, should be at liberty (with the sanction of the Secretary of State) to clear the area, and to let the site for building; and such area should, upon the order of the Secretary of State being issued, vest in the Board in fee simple in possession, free from all encumbrances, the Board remaining, however, liable to pay to the parties out of their funds such amounts as may represent the compensation they would be entitled to receive upon an ordinary conveyance, but a receipt for the compensation should be a sufficient discharge to the Board. 14. In ascertaining the compensation, the following principles to be adopted: As to the lands coloured red, the compensation to be the value of the interests of the various parties in the property as it existed at the time when

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the representation was presented to the Home Secretary, having regard to the fact that such property is declared, and is to be assumed to have been unfit for human habitation, and not, therefore, capable of being let as a dwelling. It should be lawful to have all interests included in one assessment. As to the lands coloured yellow, the fair market value of the buildings and site, after deducting the cost of removing and rectifying all sanitary defects. The Act should be so framed as to make it incumbent to deduct the cost of the execution of thorough sanitary repairs and additions, and not merely the cost of superficial repairs, which the sanitary inspectors seem, under the present law, to think sufficient. As to the lands coloured blue, the fair market value of the premises taken. No allowance for compulsory sale to be added in respect of the lands coloured red and yellow. The valuation of the property to be estimated with reference to its state and condition at the date when the Board presented their representation to the Home Secretary, and no allowance to be made for any additional value of the property which may have arisen from alterations, re-building, or permanent works done and executed subsequently to the date of such representation. 15. The Secretary of State should have full power to allow the Board to appropriate any portion of the areas purchased to commercial and other purposes upon such conditions as he may think fit. 16. Power to be given to the Board, with the consent of the Secretary of State, to acquire compulsorily any right-of-way or easement over property outside but adjoining the area comprised in the scheme, and to acquire such a right to the user of such easement, either exclusively or jointly with other persons. 17. The costs of any inquiry as to compensation to follow the event, that is to say, the Board to pay the claimant's costs if he is awarded on the trial more than the sealed offer, and the claimant to pay the Board their costs in case the sum awarded does not exceed the sealed offer." Then comes: "Abatement of Nuisances Bill. The following would be the suggestions applicable to this Bill: 1. The Board should be appointed the authority for the Metropolis, and all expenses should be paid out of the Metropolitan Consolidated Rate. 2. The Secretary of State, on the application of the Board, should appoint an officer to be called the 'official referee under the Nuisances Abatement Act,' to hear and with full power to dispose of all applications by the Board as to insanitary property. 3. Whenever the Board shall consider any property in the Metropolis to be in an insanitary state, it should summon before the official referee the owner, as defined in the Metropolitan Building Act, 1855, by sending notice in a registered letter to his last known place of abode, and by placarding a copy of such notice upon the building. The notice to describe the owner merely as 'owner,' and not by name. 4. If the owner cannot be found, then notice to be placarded on the building to be sufficient. 5. Upon hearing the application the official referee should have power to issue an order directing the buildings to be closed at the expiration of one calendar month, if the same are not capa-

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ble of being made fit for human habitation. 6. If the official referee shall be of opinion that the premises can be made fit for human habitation, then he is in his order to certify every description of work or addition which ought to be executed for the purpose of putting such houses into a thoroughly sanitary condition, and in such certificate he should state the time, not exceeding six calendar months, within which such works shall be executed. 7. If within six months of the date of the order declaring the premises not to be fit for human habitation the owner shall not have removed the same, then the Board should be at liberty to enter and remove such buildings, and to sell the materials, and after deducting all expenses of the hearing before the official referee and otherwise, to pay over the balance to the owner, or, if he cannot be found, into the Chancery Division of the High Court, to be dealt with as the judge may direct on summons at chambers. 8. If the sale of the materials does not realise the expenses, the balance should be a first charge upon the site cleared, and be paid to the Board before any buildings are erected thereon. 9. If the owner does not comply with the order of the official referee to put the premises into a thoroughly sanitary condition within the time limited in his order, the Board should be at liberty to apply to the official referee to declare such buildings to be unfit for human habitation, and thereupon the provisions stated in No. 7 should apply. Your sub-committee submit the above recommendations for adoption, and suggest that they be forwarded to the Home Secretary for consideration." That was approved of by the Board and sent forward as a scheme that met properly the existing state of things, but more attention was given to the Abatement of Nuisances Bill, and it is assumed that if this were really effectually carried out by the Metropolitan Board of Works it would materially relieve the Board from Artizans' Dwellings Schemes; it, practically speaking, adopted the view I have suggested, that is, destructive powers taking the place of constructive.

5295. It is no part of your duty to consider the possibility of such powers being obtained from Parliament?—I think that, as the local authority employed as we have been by Parliament in so many cases, and as a representative body, it would be only a reasonable power to put into our hands if it is limited by the Secretary of State, and no Board could exercise any power except with the sanction of the Secretary of State.

5296. Did you get an answer from the Secretary of State to that communication?—I do not think that we had a definite answer from the Home Secretary upon that.

5297. He is probably waiting the result of this Committee?—Perhaps so.

5298. I will ask you a few questions about the Improvement Act of 1872-3?—Before going to that will you allow me to refer to what I mentioned to you at first. The Right honourable Chairman of this Committee requested the honourable Member for Truro to place before the Committee some evidence with reference to the

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the costs of claimants in relation to claims that had come before the Board. Mr. Rodwell stated that a great number of the costs came from touters. I have before me here a claim of a firm who touted in the Goulston-street scheme. They sent in a very large number of claims, and then they sent in a charge for compensation to the arbitrator for his decision as to the amount to be allowed to them; and in one case they sent in a charge with reference to compensation, and their charges are set out in this way:—Amount of final award, 5*l.*; amount of solicitor's charges, 10*s.* 6*d.*, 25*l.*, a guinea, 25*l.*, a guinea, 25*l.*, a guinea, and so they ran on; or in this way, 30*l.* a guinea-and-a-half; comparatively speaking moderate charges. But Mr. Rodwell, when he came to the end, found the whole bill came up to 560*l.*, and he awarded 22*l.*; these were for compensation to weekly tenants and others.

Mr. Hollond.

5299. When you speak of a man being a "touter," what do you mean?—A man who goes round to all the different tenants in the different houses, and says: "I can make a much better claim for you than if you do it yourselves; you had better let me do it"; and he makes up a claim and piles on the agony to a considerable extent, and asks for a considerable sum of money at the end. In some of these cases the man had charged 9*l.* 9*s.* for his services where the weekly tenant was awarded only 2*l.*; he has only been awarded 10*s.* for his charges. Isaacs makes a claim for 7*l.*, he was awarded 8*l.*; the solicitor makes his costs 3*l.* 3*s.*, and the surveyor makes his costs 3*l.* 3*s.*, and the solicitor makes an extra charge of 3*l.* 3*s.* after, that is 9*l.* 9*s.* This man got 8*l.*; the solicitor's claims amounted to 500*l.*, and he was awarded 16*l.*

Chairman.

5300. What is the nominal profession of the touters?—They are solicitors and surveyors, and the two work together. Then comes the question, What is the result to the poor men? These poor men in some cases only got 3*l.*; and here is a bill of 9*l.* 9*s.* against a man for costs, and they have only got 10*s.* 6*d.* from the Board under the arbitration of Mr. Rodwell. These people have engaged the services of these persons, and, practically speaking, in law they are bound to pay them, and, if they did claim the money, the poor unfortunate tenant would be ten times worse off than before; he would not only have got no compensation, but would have to pay this man. And that is going on in every large case. Indeed, some of the cases before us are most serious; apparently you may say a fairly respectable solicitor sends in a claim of 400*l.* for his client, and the charges upon that were 160*l.* odd, that was cut down to 20*l.*, and so on.

Mr. Cropper.

5301. Then it does not protect the tenant?—No.

Chairman.

5302. Have you heard whether in any of these cases the solicitor has prosecuted his claims
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against the tenant?—We are told that the persons somehow or other managed to get possession of the key, and that they hold a certain power in their hands; and that unless these people pay them, they work the oracle so as to get as much as possible out of them; and I do not think the tenants get much of the compensation.

5303. The solicitors get nothing out of you but 10*s.*?—They only get what the arbitrator allows. I have a claim before me of 730*l.*; the amount of the solicitor's bill as delivered, was 151*l.* 6*s.* 6*d.* I have no doubt it was a heavy case, because the arbitrator allowed 87*l.* 12*s.* 4*d.* Then when you come to large figures, the solicitor's charges do not come to much. Here is a gentleman we all know, a thoroughly respectable man, who held nearly half the freehold of the Whitechapel and Linchouse Scheme. His claim was 26,870*l.*; his lawyer's bill was only 100 guineas. He was awarded the whole of that, and 2*l.* more for taxing costs; so that you have really a thoroughly respectable person dealing with you fairly; but when you come to others, you find it very unfortunate indeed. Then there was another question I was asked to place before the Committee, and that is the question which was laid before Mr. Rodwell, whether or not in his opinion it was desirable that the arbitrator's decision should be final; and I was asked just to place before the Committee this paper, which gives you some information upon the matter. For instance, the claim of a Miss Jones was 11,000*l.*, and the amount awarded to her was 6,500*l.*; the Board's witnesses valued that property at 3,500*l.*; the claimant's witnesses valued it at 8,900*l.*, and the verdict of the jury was 5,000*l.* The largest claim we ever had was one by Bennett's trustees; the claim was 27,394*l.*, and the amount finally awarded was 20,500*l.*; the Board appealed against it, and the Board's witnesses valued it at 14,185*l.*; and yet respectable witnesses, valuers of the highest standing in the City of London, valued that property at 27,950*l.*; the verdict of the jury was to give 17,750*l.* I was asked to put this in to show the Committee the difference that there is in the opinion of valuers of property of the highest class, and whom no one can say a word against, when they are employed on one side or the other. It does throw a very great doubt whether after all, an appeal to a jury in such cases is not perhaps the most secure and the best. We know perfectly well, that although the Board in its valuations of property, really gives what it believes to be its value, when you go to a jury the tendency of the jury is to add your value to the value of the other side, and then to divide the difference. One of these names is Mr. Dutton; 1,600*l.* was the amount awarded; 1,200*l.* was our value, 2,380*l.* was the valuation of the claimant's witnesses; then add them together, that comes to 3,580*l.*, and the jury gave 1,600*l.*, exactly the square of the two. In another case our value was 950*l.*; the valuation of the claimant's witnesses was 2,500*l.*, that is 3,500*l.*, and the verdict of the jury was 1,700*l.*, that is a common case. That throws a little doubt upon the question whether or not it is better

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better to trust to the jury's estimation of the value of these things, if above some reasonable sum.

5304. You desire to give some evidence upon the Acts of 1872 and 1877, do you not?—Yes.

5305. Under the Act of 1872 certain sites were reserved for building for labouring classes, are they not?—They were ordered to be reserved, but shortly after the Act was passed it was found desirable to change the sites, and it was necessary to apply to Parliament for a Bill to effect that, and the Bill was laid before Parliament in 1876, containing a clause to effect this alteration, which received the Royal Assent, and under this Act 10 plots were set apart for labourers' dwellings, marked A to K.

5306. Those 10 plots were in substitution of the sites named in the Act of 1872?—They were.

5307. What did the Board do after that?—In August 1876, immediately the Acts were passed, plots D, E, and F were advertised to be let, inviting tenders upon 80 years' lease.

5308. Can you tell us generally where the plots were?—D is in Willow-street and Bath-street, E and F were both plots of land in Great Eastern-street; the result was that they were advertised in that form, and two tenders were received from the Improved Industrial Dwellings Company; for D, 120 *l.* per annum; for E, 55 *l.* per annum, and F, 155 *l.* per annum. Then the National Dwellings Company offered for E, 105 *l.*, and for F, 315 *l.* per annum. The estimated letting value of the superintending architect of the two plots were, for D, 200 *l.* per annum, and for E and F, 418 *l.* per annum; and, inasmuch as the National Dwellings Company bid 105 *l.*, and 315 *l.*, together 420 *l.*, the Board got 2 *l.* more than the architects' valuations, and those plots, E and F, were let to the National Dwellings Company.

5309. And they afterwards purchased the freehold?—Yes, they afterwards purchased the freehold.

5310. For how many years' purchase?—Twenty-five years' purchase. We are now dealing with E and F.

5311. Is there any other condition as to the sale of the fee?—An option was given for 25 years' purchase; they made the offer with option of purchase.

5312. You made no offer at all?—We offered it without conditions, and invited tenders only on an 80 years' lease. When a tender was made and accepted the arrangement as to terms was to be made.

5313. You gave them the option of purchase?—Yes; the company purchased the ground-rent at 25 years' purchase, for 10,500 *l.* The conveyances contain no special covenants for the company at all.

5314. From whom did the option come of 25 years' purchase, from your Board, or from the purchaser?—I think I am right in saying from the purchaser.

5315. It was not part of the original advertisement?—I think they made an offer, and we accepted it, and afterwards they exercised it, and they have had the conveyance.

Sir Sydney Waterlow.

5316. There was no intimation in the original tender that the Board would sell at 25 years' purchase, was there?—No, it was merely a simple advertisement that the Board would receive tenders, without any condition attached to it. The next plots put up were C and G, which were ready to be let in April 1877, and were advertised, together with D, but only one offer was received, namely, from the Improved Industrial Dwellings Company. Plot C, 150 *l.* per annum, at about 2 *d.* a foot; plot D, 96 *l.* per annum, at 2 *d.* a foot; plot G, 100 *l.* per annum, 1½ *d.* a foot. The remark I would make upon that is that the Improved Industrial Dwellings Company before tendered for D at 120 *l.*, and now they have reduced the price down to 96 *l.* Then the estimated value given by the superintending architect was for C 291 *l.*, or 4 *d.* a foot; for D, 200 *l.*, or 4 *d.* a foot; and G, 231 *l.*, or 3 *d.* a foot; the consequence was that none of them were let. I should like to add that the superintending architect valued these plots for commercial purposes, if not trammelled with requirements, to devote them to artizans' dwellings, as follows: C, at 9 *d.* a foot, 655 *l.*; D, at 8 *d.* a foot, 400 *l.*; and G, at 7 *d.* a foot, 540 *l.* per annum; so that there was a large difference between the one and the other.

Chairman.

5317. And even at a valuation for labourers' dwellings the tender did not come up to the standard at all, did it?—No.

5318. Were any other plots advertised in 1878?—Yes, in June 1877, they were again advertised, and in September 1877, they were again offered, and the Industrial Dwellings Company offered 2 *d.* a foot for C and D, and that was refused. Then in April 1878, they were again advertised with plots B, H, and I, and then we had a number of offers. Mr. Allen offered 260 *l.* for H; that was 5 *d.* a foot. Mr. Hendry offered 1,117 *l.* per annum, with two years' peppercorn, 25 years' purchase, of the fee for B, C, D, and G; then the Improved Industrial Dwellings Company offered for B, 60 *l.*; for C, 150 *l.*; for D, 100 *l.*; for G, 96 *l.*; for H, 110 *l.*; for I, 80 *l.*; and Messrs. Hook and Oldray offered for B, 170 *l.*; for H, 165 *l.*; and for I, 245 *l.*; upon which Mr. Allen's offer was accepted.

5319. That was the only one accepted, I believe?—Yes. Mr. Hendry's offer was accepted, which was for 1,117 *l.*; but when Mr. Hendry was called upon for references to show his ability, he backed out of it, and it was not confirmed. Then B, C, D, G, and I were again advertised in December 1878, and January 1879, and offers from the Improved Industrial Dwellings Company were made, but at less prices than before. Mr. Hendry again offered 4 *d.* a foot for plot C, which was accepted, but he failed to furnish references, and that tender was not confirmed. Then in March 1879, plot A was advertised, and the Improved Industrial Dwellings Company offered 252 *l.* for it, with special conditions, which the Board could not accept. I have not the details of what the special conditions were, therefore it dropped through. Then there was a man of the name of Huxley, who offered 290 *l.* for plot

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plot C, but he could give no references, and there it dropped. Then in May 1880, plot A was let to Mr. Toye for 300 *l.*, and the purchase of the reversion, which is now reduced to 20 years. This was afterwards completed, and in December 1880, plot B was let to Mr. Foskett at 120 *l.* a year, and also 20 years' purchase, and it was completed; and the result is that plot A has been let for 300 *l.*, that is at the rate of 3·3 *d.* per foot. Plot B has been let for 120 *l.* to Mr. Foskett, which is 2·7 *d.* per foot. Plot C remains unlet. I should say, with reference to plot D, that the Secretary of State allowed us to make a change with reference to that, and another site was approved in place of it, and it was let immediately. The Home Secretary consented to release the board from their obligation as to the front portion of this plot, comprising a superficial area of about 2,400 feet, in consideration of their devoting a similar area of ground in Appold-street, Shoreditch, to the erection of labourers' dwellings. The substituted site is agreed to be let at 50 *l.* per annum, or 5 *d.* per foot, but the remainder of plot D is still unlet. E, in Great Eastern-street, is let, and houses have been built upon it, inhabited by 230 persons. F is also let to the National Dwellings' Company; G remains vacant; H has been let to Mr. Allen, and is built upon, and the plot I is still unlet, and K has not been offered, so that that deals with the whole of those matters under the Act of 1872.

5320. Have you had difficulties in carrying out the Act of 1877?—With regard to the Act of 1877, the difficulty has been entirely with reference to that 33rd section.

5321. Will you explain that to the Committee; they may not be aware of the nature of that section?—The 33rd section, first of all, requires that the Board shall acquire or appropriate so much of certain lands coloured blue upon the copy of deposited plans, signed by Lord Hardinge, who was Chairman of the Committee in the House of Lords. Then there comes the power to vary those lands with the consent of one of Her Majesty's Principal Secretaries of State; the last provision of the statute is the one in question: "Provided always that, before the Board shall, without the consent of one of Her Majesty's Principal Secretaries of State, take, for the purposes of this Act, 15 houses or more, occupied at the time of the passing of this Act, either wholly or partially by persons belonging to the labouring classes as tenants or lodgers, the Board shall prove to the satisfaction of such Secretary of State that sufficient accommodation in suitable dwellings has been provided elsewhere upon the before-mentioned lands coloured blue, or upon such other lands as may be approved by such Secretary of State, for the same number of persons, having regard to the numbers set forth in the Schedule to this Act and to the details relating thereto, proved before the said Committee, and deposited at the Home Office. Provided further, that one of Her Majesty's Principal Secretaries of State may, if he think fit, after, or even before, the Board has acquired any of the said lands so coloured blue, release the Board from the obligations imposed upon them by this

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enactment with respect to such lands or any part thereof." Now we are advised that those 15 houses refer to any 15 houses in any one of the improvements which are included in this, which may be called an Omnibus Bill, and having pulled down 15 houses, you cannot pull down 15 more without the consent of the Home Secretary, he being satisfied that there is accommodation for the persons who are to be dispossessed in the 15 houses. If it was to be really carried out strictly, I do not think that I exaggerate, when I say that it would take 30 years to carry out the improvements between Charing Cross and Tottenham Court-road with the number of persons you have to displace. The Board felt that so strongly, that on the 20th of February 1880, they addressed a very long, but a very able, letter to the Home Secretary upon the question. I have it before me, and I must take the opinion of the Committee whether I should read it; it goes into the whole of the details.

5322. Will you tell us the substance of it, and then hand it in?—It points out that which I refer to; it points out that unless the Home Secretary will relax those restrictions with reference to the 15 houses, it is a matter of almost impossibility for the Board to proceed with the three improvements, the one from Charing Cross to Tottenham Court-road, the second from Piccadilly to Holborn Viaduct, and the third, the Grays' Inn-road Improvement; and it urges upon the Home Secretary that some other course should be pursued; that he should give the Board power to pull down the houses without compelling the Board to find other accommodation in the immediate neighbourhood, simply because it is impossible to do so; we made proposals from time to time upon it, and it has failed, and I could not do better than read to you a very short passage from one of the last letters that we had upon the subject from the Home Secretary. Mr. Liddell, in answering one of the letters, in writing for Mr. Cross, says that "So proceeding now to the second object of the application of the Metropolitan Board; this, as already stated, is to procure a release from the statutory restriction against taking 15 or more houses occupied by the working classes, before proving to the Secretary of State that sufficient accommodation has been provided elsewhere for the number of such persons displaced. The Act, in conferring on the Secretary of State such power, leaves his discretion unfettered. But it is plain that he could not properly exercise the power unless he were satisfied that, by some means or other, protection was provided against serious consequences of the displacement of persons of the working classes. The proposition of the Board, as Mr. Cross understands it, is that the Board should at once clear and put up for sale or lease the substituted sites for houses for the working classes, and that, having done so, they should be free to clear the whole land for the western improvements and Gray's Inn-lane. But, if this were done, the class of population to be displaced would be liable to suffer extreme hardship during the intermediate period, perhaps years long, whilst the new houses were being constructed on the substituted sites,

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and, as is shown by the experience of the Metropolitan Streets Improvements Act, 1872, it is only too possible that houses would never be constructed there at all." In referring to that, Sir Richard Cross means there are open spaces devoted to the artizans' dwellings, which we have not let from that time. "To accede, then, to the proposition of the Metropolitan Board would, it appears to Mr. Cross, be to render the protection of the Act altogether illusory." Therefore we have failed. The same answer, practically speaking, has been returned by Sir William Harcourt. He seems to realise the difficulty of the matter, and he speaks of the difficulty, but he says he is unable to do anything; he refers to the Committee now sitting, and says he cannot undertake the responsibility of relieving the Board from the terms of the section; we had pointed out, especially in the schemes of the Mint and the Borough, that there were a number of empty houses, but we cannot pull them down.

5323. In effect both Secretaries of State told you that they did not think the exercise of the power you asked for was within the equity of the statute, but that you must go for assistance to Parliament?—Yes; indeed Sir William Harcourt advised the Board to go to Parliament in one of his letters.

5324. What progress have you made with the Improvement Act of 1877?—Almost all the improvements, excepting those three, are rapidly progressing; some are completed and open to the public, and there are only those three that are remaining without any progress.

Sir James M'Garel-Hogg.

5325. There were seven improvements altogether, were there not?—The widening of Mare-street, Hackney, is completed; the widening of Goswell-road, near the Angel Inn, that is not yet absolutely completed, but it is near completion. Tooley-street improvement, the road is being made, and it is under the hands of the contractor for the purpose of completion. The widening of Jamaica-road and Union-road, that is progressing very rapidly, but it has not made such progress as Tooley-street; then Camberwell and Peckham Improvements are very large, in which we have already acquired a very large amount of the interests; that is rapidly progressing. Deptford Bridge Improvement is completed; it is only waiting for the rebuilding of the bridge, which is a county bridge, being rebuilt by the justices of the county. Then there is one other, that is the St. Pancras Improvement, and that has only recently been begun, that is the Kentish Town Improvement. So that, excepting those trammelled by the 33rd section, the whole of the improvements in the Act of 1877, are either completed or in rapid course of completion.

Chairman.

5326. And you think that the trammels are unnecessary in the interests of the working classes?—The same argument which I have used in the Artizans' Dwellings Act, applies more strongly in the other, except in this case; it should be borne in mind that where you have

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to deal with the artizan class in an improvement scheme, it does not necessarily follow that they are tenants of houses necessarily unfit for human habitation; they may have fairly fit dwellings, and yet in the interests of the community it is necessary to displace them, and make the necessary improvement. In all the artizans' schemes it is the primary step that they should be living in houses unfit for habitation. That would lead only to this conclusion, that those displaced under the Improvement Act should receive a larger amount of compensation than those who are displaced in an artizans' scheme.

5327. Whether larger or not, you hold that the compensation is sufficient?—Compensation is a question under the Lands Clauses Act, and if Parliament come to the conclusion that the working classes are not sufficiently compensated under the Lands Clauses Act, they should increase the compensation, and let the matter begin and end there, with no replacement.

5328. You think that the tendency of these clauses is to interfere with the natural migration of the labouring population to the suburbs?—I think so; I happen to be a member of the London School Board, and I have figures before me which would show the natural course of things. I have the maps of the London School Board, and if I put them into your hands, you would see that in all the different blocks, which are central, the population is rapidly decreasing, and that all those which are at the outskirts of London are rapidly increasing, showing that the tendency of things is for the working classes to migrate to the outskirts of the metropolis, and not keep in the central parts; in the central parts the property becomes much more valuable, and to attempt to fix the working classes in a central portions is, independently of the rise of property which has taken place from year to year, an injury to the State generally. You asked some questions as to the artizans' trams. I can give some information with regard to that matter, if necessary.

5329. You hold that the natural movement of the working classes to the suburbs is impeded?—I hold that it is impeded by the working of this Act, and I think that it is unnecessarily impeded. This is the School Board's paper (*handing it in*). I ask you to look at the City of London. The population returned of the City in 1871 was 74,897; the population of the City in 1881 was 50,530, showing that for that period the population has decreased in the City 24,000. Then with reference to Westminster, the population in 1871 was 246,606, and in 1881 it was 228,341; there is a difference of 18,000. Now, if you come to Lambeth, where an immense number of artizans' houses are being built, which is the case also at Deptford and Greenwich, there you find the population has increased from 533,000 to 758,000, and in Greenwich, you do not see it there so much, from 238,000 to 303,000; but I may tell you that, to my own knowledge, in Deptford the increase within the last 10 years has been no less than 17,000 alone, and the parish of Greenwich has only increased 6,000. So that the whole tendency of things is to show plainly and clearly that the working classes are gradually

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gradually migrating away from the central portions of the metropolis, and are going into the outskirts.

5330. The rateable value increases, and the population diminishes, according to this paper?—In the City that arises from the value of the warehouses.

5331. And in Westminster also?—Yes.

5332. Your argument would be that the artificial effect of this legislation impedes the diminution of population, and impedes the increase in rateable value?—Yes; and it is against the natural course of things.

Sir Sydney Waterlow.

5333. May I take it, that having been a member of the Metropolitan Board of Works for a number of years, you have taken particular interest in the working of the Acts of 1872, 1875, and 1877?—Yes; I took more interest, perhaps, at the beginning than I have done lately, since I am an older member, and others who came in lately have given more time to it than I have done.

5334. Beginning with the later Act to which your evidence has referred, you told us at the commencement of your evidence that the Act of 1877, so far as Gray's Inn-road was concerned, was blocked by the 33rd section?—Yes.

5335. What do you mean by "blocked"?—I mean that by the 33rd section, in so far as it compels the Board to proceed only by these 15 houses at a time; it is practically found impossible to continue those improvements, because if you have to pull down only 15 houses at a time, and then to find a site to re-build houses to replace and compensate the 15 houses, and then go on again, and with the difficulties of letting and clearing the land, and the time lost, it is practically impossible to carry out the statute.

5336. If I were to say it is because the Board of Works have refused to give effect to the direct stipulations of the 33rd section, should I be wrong?—I really think you would be wrong.

5337. Surely the Board would have proceeded to obtain sites and to have found accommodation for the people that were to be disturbed, before they were disturbed?—I do not think that you could show to the Board that you could obtain sites anywhere else than they have done.

5338. Are you aware that some railway companies having large termini in London, and wanting large spaces of land covered with houses for the working classes, have been put under similar clauses to that 33rd clause?—I am quite aware of the fact that they have not been put under the same clause.

5339. Are you cognisant of the Act under which the Midland Company cleared the working people out of Somerstown?—I think I am correct in saying, with all submission to you, that the railway clause which deals with the 15 tenements, does not require any one of the railway companies to replace them.

5340. Did not the Midland Company negotiate for and succeed in causing houses to be erected for the working classes close to King's Cross Station, in place of the houses pulled down before 1875.

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longing to the working classes of Somerstown?—I cannot answer that question.

5341. Do you know the northern side of King's Cross Station?—No, I do not, but I have been recently chairman of the Parliamentary Committee for two years, and different railway companies Bills have come under my hands; in every one of them I have seen that clause inserted as to the 15 houses, and there is not one of them that I have seen, where they are compelled to replace the 15 houses; all they are compelled to do is not to pull down the 15 houses unless they get the sanction of the local magistrates, and when they have got that consent, and can show that they have sufficiently compensated them, and done all that is necessary, they may pull the houses down.

5342. Then you are not acquainted with the particular Act of Parliament under which the railway company cleared the houses in Somers Town?—No, I cannot say that I am. (*The Act was handed to the Witness*). Is not this exactly what I said: "The company shall not take any such houses until they have obtained a certificate of a justice, that it has been proved to his satisfaction that they have so made known their intention" of taking the houses.

5343. Are you reading from the Act of Parliament granted to the Midland Company for making their Somers Town improvement?—I understand that the sections appear in the Midland Railway Company's Acts of 1877 and 1878, and they contain those words.

5344. It was an earlier Act than the one you refer to; there were special clauses inserted in the Act, because the company were taking a large number of workmen's houses; as you do not know, I will not press the question. Were you on the Metropolitan Board when the Board let some land in Southwark-street to the Improvements Dwellings' Company for the erection of workmen's houses, now known as Cromwell's Buildings?—I was on the Board before Southwark-street was built.

5345. Do you remember the Board putting up the ground-rent for purchase and sale with other ground rent?—Yes, they were put up to public auction.

5346. Are you aware of the number of years' purchase that the ground-rent for the dwellings of the working classes in Southwark-street was sold for?—I am not sure.

5347. Was not the ground rent purchased on the 23rd of June 1868, for the sum of 975 *l.*, on 27·8 years' purchase?—I think it is very possible, but I have not looked it up; no doubt you may be correct.

5348. May I call attention to another question; did not the Metropolitan Board of Works let two plots of ground in Commercial-street, White-chapel, to the Improved Industrial Dwellings' Company, for the purposes of erecting industrial dwellings?—I cannot answer upon details; but that is, no doubt, correct.

5349. Was not the ground-rent sold in the ordinary way by public auction?—We sold our ground-rents by public auction in Commercial-street.

5350. Was not a ground rent of 95 *l.* sold on the 24th of May 1878, at 28·9 years purchase?
E E —I cannot

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—I cannot answer the question; no doubt you are correct.

5351. And 55 l. a year on the opposite plot of buildings, on the same date at 27·9 years' purchase?—I think it is quite likely; but then you must bear in mind that the ground-rents of artizans' dwellings at the present time, by the experience of the board, do not let upon the same terms.

5352. I am giving you 1878 as the latest; that is not very long ago?—We have done the best we could.

5353. I did not ask that question; I only want to get the facts; probably you will feel that it is for the Committee to judge from the facts?—Yes, quite so.

5354. Is it not the fact that, in the case of artizans' dwellings, the amount spent upon the ground is very large, compared with the ground-rent?—Clearly so.

5355. And every ground-rent is valued according to the money that is spent upon the ground, to make the ground-rent a security?—Yes.

5356. Therefore the larger the amount of money spent upon the ground-rent in proportion to the ground-rent, the larger number of years purchase the ground-rent will fetch?—Yes; it is the rule generally; but I do not know that it would particularly apply to artizans' dwellings property, because it is of one class, and one class alone.

5357. I called attention to two examples of ground-rent of artizans' and labourers' dwellings, before I asked the question, in order that I might, to some extent, get your judgment upon the matter?—I am aware of it.

5358. You told the Committee that the Board in their correspondence with the Home Secretary, though showing the impediment which they felt stood in their way, have been at all times most loyal to the statute?—Yes.

5359. But they did remain loyal and desirous of giving effect to the statute?—Most truly so.

5360. And I presume the Board has been desirous at all times to be most loyal to the rate-payers?—Yes.

5361. That is to secure as large an amount of money for the property which they have to sell, or to lease?—Quite so; I may say more than that; to let the land as early as possible, so that they might get their recoupment.

5362. Do you know Mr. Vigers?—I know Mr. Vigers very well.

5363. Do you believe him to be a man of thorough good judgment of the value of such property as we have been discussing?—Yes, he has been employed by the Board to deal very much with questions of compensation.

5364. I believe he is employed not only by the Board of Works, but by railway companies and other persons to purchase small properties especially?—Yes.

5365. And he has had very large experience, has he not?—Very large experience; very few more so.

5366. Will you allow me to read you a passage from Mr. Vigers' evidence as to the value of property which the Peabody Trustees have bought of the Board. "Then the Peabody

Sir Sydney Waterlow—continued.

Trustees have, in your opinion, obtained these six sites at 50 per cent. less than their fair market price, or the price which might have been given by societies, even those restricted to 5 per cent. (a.) They might have got that price, I think." Are you surprised that Mr. Vigers should express the opinion that the Peabody Trustees had bought their six sites at 50 per cent. less than their market value, having regard to the obligations imposed by the statute?—I think I stated that they were considerably less than the value put upon them by our own superintending architect, but the question before the Board was how could they utilise these six sites as quickly as possible for the purpose of artizans' dwellings, and for the purposes of the statute. I have said, I think, that the Board was in communication the whole time with the Home Secretary, and the Home Secretary was particularly anxious that the Board should accept the offer of the Peabody Trustees, and there were no other offers before the board excepting those and that of Mr. Ough, which were at all likely to be of any value to the Board, and under those circumstances the Board, after most careful consideration, trying to obtain more than 3 d. a foot, trying to get 4 d. a foot, being in correspondence with the Peabody Trustees, receiving from them an intimation that under no circumstances could they give any more, and that if the offer was not accepted, it would not be renewed; it was only under those circumstances that the Board determined to accept the offer of the Peabody Trustees.

5367. Do you think that Mr. Vigers is wrong in his estimate?—That is a matter upon which I would rather hesitate to give an opinion. I am obliged to judge by facts, and the facts are that we could not get any more, that the company, of which the honourable Member is chairman, did not offer us any more.

5368. If you say that you would rather not offer an opinion upon Mr. Vigers' judgment, then I will take that as the answer; but may I ask again, do you think that Mr. Vigers was wrong when he made the statement to the Committee that 4½ d. a foot was the fair market price?—I would rather not answer the question directly, because I doubt my own competency to do it. I have no other opinion of the value of the plots except what I received from the officers of the Board.

5369. Do you think Mr. Vigers, acting as surveyor to the purchasers, is likely, after the bargain is made, to put too high a value upon the property which his clients bought?—Certainly not.

5370. I have called your attention to the sale of the ground rents of the improved dwellings, by the Board, as realising 27·8 and 28·9 years' purchase; do you think in the face of that experience the Board were justified in allowing the Peabody Trustees to purchase their ground-rents at 20 years' purchase?—I must almost go back to the same answer that I gave you before, that under all the circumstances of the case, considering that we had a large amount of land to let, with a Parliamentary trust over it in favour of the artizan classes, against their wish, because if

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if I was to read you the correspondence you would see how earnestly the Board tried to get more, they felt themselves compelled to accept the offer.

5371. But 50 per cent. off the price, and 8-20ths per cent. off the ground-rent value, would bring the amount down to 75 per cent. less than Mr. Vigers' estimate?—Yes, and much more so with reference to Whitechapel and Limehouse.

5372. Mr. Vigers is speaking of the whole of the areas bought by the Peabody Trustees; in fact, the only sites which the Board have sold, we cannot argue from any other sites, because they have not sold any?—No.

5373. You told the Committee that the circumstances were such as seemed to compel the Board; did the Board give anybody else an opportunity of bidding for them?—In the various advertisements that were inserted, and the opportunities of sale, first by tender, and then by public auction, I think everybody had an opportunity of making an offer to the Board.

5374. Now as to the public auction; you told the Committee that at the public auction the biddings were commenced by the auctioneer at 500 *l.* a year for the Whitechapel site, the only one that was put up?—Yes.

5375. And the only one submitted to any public competition of any kind whatsoever?—Yes.

5376. And that the reserve price fixed by the Board was 800 *l.* a year?—It was so.

5377. Did not the Board sell the land to the Peabody Trustees for 400 *l.* a year?—Granted; but let me say in addition, that it was quite open after the auction was over for any person to make an offer to the Board; as I have said, one respectable person did make an offer, namely, Mr. Ough, which was considerably below the Board's minimum price, and there is no doubt that when the Board saw the result of the auction they were forced to the conclusion that they could not obtain the minimum price which they had contemplated, and therefore I have no doubt that if the Peabody Trustees had not come in and made their offer at that moment, Mr. Ough's offer would have been accepted for 500 *l.*, which was 300 *l.* less than their minimum price.

5378. Was it likely that any portion of the public would make an offer after the auction when the reserve was stated to be 800 *l.* a year?—One person did; that is Mr. Ough, and what Mr. Ough did others might have done.

5379. The 800 *l.* a year was just twice as much as the Board ultimately sold the property for?—Yes.

5380. Do you think it wise to put property in the first instance, being public property with a reserve, and refuse the sum which the Board were trying to sell it for, without trying public competition at all?—What the Board did is what they thought desirable; they were advised by their officers that that was the price they ought to obtain, and it was considered, and it was determined when the auction took place, that it was a proper sum. I have told you before that the Board does not fix the minimum prices at auctions, it is generally left to the officers of the Board, and the Chairman of the Board, and he, acting under the advice which he receives from 0.105.

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them, fixes the minimum; not a single individual member of the Board knows what the minimum price is to be; it is a matter purely in the breast of the Chairman of the Board, and the officers of the Board.

5381. Pray do not imagine that I desire by any question to challenge for a moment the honesty of the action of the Board and its officers, all I want to get at is the facts of the case, and also whether you still think the policy pursued by the Board is a wise policy. You are a member of the Board, and therefore I ask you whether the Board having prevented anybody bidding at less than 800 *l.* a year, were justified in selling the property at 400 *l.* a year, just half the price, without testing public competition again?—As to the first point, fixing the price at 800 *l.* a year, it would have been wrong in the Board to fix a less price seeing that the officers of the Board were fully persuaded that that was the proper price which the Board should receive; afterwards, when it was not sold, after that price could not be obtained, it was the duty of the Board to obtain the best price they could. No doubt they would have submitted it to public auction again had not the Peabody Trustees sent in their offer to take not only the one site but all the sites together; and in answer to the question put direct to me, I think it was right and advisable for the Board to accept the offer of the Peabody Trustees, seeing that they were prepared to take so many sites, and so relieve the Board from responsibility of getting artizans' dwellings built as rapidly as possible.

5382. The main reason is that the Board were influenced by the offer of the Peabody Trustees to take the remainder of the sites at the same price?—Yes.

5383. But were not the remainder of the sites worth a great deal more money than this site?—I do not think that we had any hope at that time, when considering the Peabody Trustees' offer, to obtain anything more than 4 *d.* a foot; that is what we urged them to give, and they refused it. We certainly thought we should have got 4 *d.* a foot.

5384. Mr. Vigers has told the Committee that he considered 6 *d.* a foot would have been a reasonable price for the Bedfordbury site for artizans' dwellings?—I cannot contravene his opinion.

5385. I believe you have a knowledge of the six sites?—Yes.

5386. And is it not the fact that the Whitechapel site is in the lowest neighbourhood, and foot for foot the land is worth less than any other of the sites for artizans' dwellings?—I personally should not have thought so, because it is in a neighbourhood where there are a large number of labouring men likely to be employed, and I should think it would do as well as any other, but it is clear that it has not been valued so highly for that purpose.

5387. Are they not the class of artizans earning the lowest wages?—The class on that site were almost entirely Irish. The Irish girls were bag makers, and the Irishmen were labourers, hodmen, and that sort of thing; if they could not get employed as bricklayers and bricklayer's men, they applied to the docks for labour,

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labour, but the mass were a low class of Irish women and Irishmen.

5388. You read to the Committee the advertisement of the Board calling attention to the Public Act; it stated that a person who took a lease should have the right of pre-emption of purchasing the ground rent at 25 years' purchase?—Yes.

5389. Having offered it at 25 years' purchase only to the public, why was it reduced to 20 years' purchase without giving the public any other opportunity of tendering?—A person who offered to take it at 20 years' purchase offered what we considered at the time to be the best price we could obtain, and the views of the Board had evidently been diminished as to the value of the property. I have no doubt they acted under the recommendation of their officers, and thought that under the circumstances it was better to accept the offer as it was made, seeing that all the other offers had been made, and had fallen through, because the parties could not give sufficient references.

5390. You said other offers had been made. You told us no other offers had been made for land under the Artizans' and Labourers' Dwellings Act of 1875, because it had never been put up to public auction?—No, none were made under the Artizans' Dwellings Act.

5391. Then the Board had no means of testing the views of the public?—No, if I may refer to the Streets Improvement Act; we got 25 years from the National Dwellings Company at first, and then we got 25 years again from another company; and afterwards we found we were obliged to sell at 20 years' purchase.

5392. That is a part of the Gray's Inn-road site, is it not?—It is Plot B at the corner of Saffron-hill, Clerkenwell-road.

5393. Is that the plot that you had 300 *l.* a year tendered for, and let it at 300 *l.* a year, and sold it for 20 years' purchase?—Plot A was let for 300 *l.* a year, not Plot B.

5394. And was it sold?—With a reversion of 20 years.

5395. What other offer have you had for it?—I do not think we had any other offer for Plot A, but it might have been included in the general offer which the Improved Industrial Dwellings Company gave for some of them.

5396. You had an offer of 252 *l.* a year, without any restriction as to the number of years' purchase at which the ground rent should be sold; is not that so?—Yes.

5397. And that was refused?—It was your offer, and it was accompanied with special conditions, which the Board could not accept.

5398. Does not that refer to another plot?—I have not the details of all the offers before me.

5399. I took down your evidence just now, in which I understood you to tell the honourable Chairman that you had two offers for this plot?—Yes.

5400. One 250 *l.* a year, without any contract as to the number of years' purchase, and another of 300 *l.* a year for 20 years' purchase?—Yes, from Messrs. Hook and Oldray.

5401. And you accepted the offer of 300 *l.* a year at 20 years' purchase?—Yes, but not the one made at that time; the offer made at that

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time was from Messrs. Hook and Oldray who did not complete, the one that was accepted was made in May 1880; the one you speak of was made in March 1879, and it was not till May 1880 that Plot A was let for 300 *l.* a year with the purchase of the reversion at 20 years.

5402. Still in 1879 you had an offer of 252 *l.* a year without any restriction as to the number of years' purchase?—Yes.

5403. And in 1880 you had an offer and accepted it, of 300 *l.* a year at 20 years' purchase?—Yes, that is so.

5404. Would not 250 *l.* a year at 25 years' purchase, which is less than you have been selling ground rent for, be more than 300 *l.* a year at 20 years' purchase?—Yes, 100 *l.* more.

5405. How was it that you accepted in this case, as well as in the case of the Peabody Trustees, this offer instead of the higher offer?—There was a year elapsed between the two.

5406. Did you ask the persons who tendered the higher sum whether they were still willing to give it?—Personally, I did not.

5407. I refer to the Board, not to you individually?—I cannot answer the question as to whether any communication passed between the Board and the Improved Industrial Dwellings Company upon it, but 12 months elapsed between the two.

5408. You are aware, are you not, of the general conditions of the 1872 Act and the 1877 Act, as to what the Board has to do when the land has been cleared or improved?—Yes.

5409. The words of the Act of 1877 are that the Board "shall let or sell the land"?—Yes.

5410. Having regard to the direct instructions to let or sell it, do you think the Board are still justified, nine years having passed away, in keeping the land which they obtained under the 1872 Act, uncovered and unsold?—It says that after three years it shall be relieved from its liability.

5411. Will you kindly answer my question; do you think that the Board are justified in keeping plots of land which they purchased under the authority of an Act passed in 1872, uncovered until 1881?—Except they could not let it, and after having striven to let it in every possible way, it would be their duty to keep it.

5412. Having had biddings for it continually, and having advertised it thoroughly?—You are now going into the street improvements.

5413. I am, under the Act of 1872?—I have gone very fully into that, and have shown that any offer made under the streets improvements was so infinitely below the value of the land that it would have been wrong of the Metropolitan Board of Works to accept the sum.

5414. How many plots have you still unsold?—Three and a half.

5415. You told the Committee that you had biddings for all of those?—We have had biddings for nearly every one.

5416. Were those biddings more or less what you were offered by the Peabody Trustees for the Whitechapel land, having regard to the 20 years' purchase?—There was an offer for Lot B, Clerkenwell Road, which was accepted at 27 *d.*

5417. I ask about the plots that have not been accepted and not covered?—The lowest price we had for Plot C in Turnmill-street, Clerkenwell, which

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which has not been let, was $3\frac{1}{2}d.$, and Plot D was also $3\frac{1}{2}d.$

5418. That is a halfpenny a foot more than you sold all the land for the Peabody Trustees under the 1875 Act; are they still justified in refusing an offer which was better than the one you accepted from the Peabody Trustees?—It was Mr. Huxley's offer, and the other offer of $3\frac{1}{2}d.$ was Mr. Hendry's, and neither would complete.

5419. Have you put it up again?—It is before the public in one way or another, I do not know that it is advertised again; we should be happy to receive offers for it.

5420. Have you not had other offers from persons competent to cover it?—We have had no offers except from the Improved Industrial Dwellings Company, and the highest offer from them was $2.06d.$ in April 1877 and $2.06d.$ in 1878, and $1.85d.$ in 1879, showing that the Improved Industrial Dwellings Company evidently came to the conclusion that the value of land for artizans' dwellings was a diminishing quantity rather than an increasing one.

5421. $2.06d.$ is over $2d.$?—It is just over $2d.$

5422. Mr. Vigers told the Committee that the Whitechapel land was not worth more than $2d.$; do you think this land in Turnmill-street, Clerkenwell, worth more than the Whitechapel land?—I cannot answer questions of that sort.

5423. Do you think that the Board were justified, after having advertised the land fully, in refusing the highest offer they could get?—Yes, if it does not come up to what they consider to be the proper value of the land.

5424. Is not the market value of anything the best price you can get for it after you have thoroughly advertised it and put it up to public competition?—Clearly it is so.

5425. Then if that is true the Board have refused to accept the market value?—No, I think the circumstances of this particular block shew that there were two persons who evidently believed it was worth $3\frac{1}{2}d.$ and $4d.$ a foot, whilst the Improved Industrial Dwellings Company thought it was only worth a little more than $1\frac{1}{2}d.$ a foot, and because they did not complete it, which was because they could not produce sufficient evidence that they had capital enough to carry it through, I do not think it shews that the Board are justified in letting it at $1\frac{1}{2}d.$ a foot.

5426. The persons offering the higher price had no money to buy it?—And your company had offered $2d.$ a foot twice before.

5427. Is it not the case with property, no matter of what kind, whether an estate in the country or house property, with or without particular conditions, that it depreciates in value the oftener it is put up to auction?—It may be so.

5428. Does it not get blown upon by not being sold, or let, or dealt with?—There is a tendency that way.

5429. If there is a tendency that way, has not the Board rather tended to lower the price of its own property by refusing the market value, that is, the best price they can get by advertising?—I do not think we have refused the market value; we accepted Mr. Huxley and

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Mr. Hendry; it was not our fault that they did not complete.

5430. But they could not pay for it?—No: in January 1879, it was clear that the property was worth more than the price offered by the Industrial Dwellings Company, $1\frac{1}{2}d.$ a foot; it is clear that it was worth more then.

5431. If constantly putting up property reduces its value, that explains the reductions in the offers made; are you aware of Clause 33 of the Act of 1877?—Yes.

5432. And also Clause 49 of the 1872 Act?—Yes.

5433. Are they not pretty nearly the same, except that Clause 33 of the 1877 Act is more stringent in its last proviso?—Clause 49 of the Act of 1872 does not compel us to replace the 15 houses.

5434. I said except the last provision of Clause 33 of the Act of 1877?—It is so, with the exception of that.

5435. Was not the clause in the 1877 Act made more stringent than the clause in the 1872 Act, because the Board had refused to put the clause of the 1872 Act into operation?—From my memory, I should say it was put into the Bill at the instigation of a colleague of mine on the School Board. The sister of the honourable Member for Oldham had some property in the line of the street, and I believe I am right in saying from my own conversation with him that he appeared for the first time in Committee of the House of Commons as a Parliamentary Counsel, and he succeeded in getting those words inserted in that Bill.

5436. And he was associated with many others was he not, holding the same views, who thought that Clause 49 in the 1872 Act ought to have been acted upon?—He may have been so, but I think the honourable member for Oldham is of opinion now that the words of that clause are a great mistake, and I think he would be glad to see them out of it.

5437. Then you are not of opinion that Clause 33 was made more restrictive because Clause 49 in the 1872 Act had been inoperative?—I cannot tell what was operating in the mind of the Committee.

5438. Was not that the bearing of the evidence given before the Committee?—I was not present when the Act was passed through the House, but there was some complaint that the Board had not been sufficiently urgent in letting the blocks for artizans' dwellings, and the feeling was very strong at that time upon the matter.

5439. Was not there a gentleman of the name of Mr. Earley Cook, who attended before the Lords' Committee, and presented the same line of argument, urging that the clause should be made stronger rather than weaker?—Mr. Earley Cook was a gentleman having his own interests to serve, the improvement of some of Mr. Earley Cook's property. He opposed the Bill before the House as an owner of property, and to a certain extent he succeeded in preventing Spur-street being passed; it was struck out of the Bill. I do not think you can appeal to Mr. Earley Cook in the case, any more than you can attach any importance to his views upon any question of that kind.

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[Continued.]

Sir Sydney Waterlow—continued.

5440. You have spoken of Mr. Earley Cook's position; are you aware whether or not he is a large contributor to some of our largest charitable institutions, and takes a great interest in philanthropic work?—I believe that is so.

5441. If he holds certain opinions as to the treatment of the working classes, is not he entitled to appear before a Lords' Committee and give expression to his opinion?—Mr. Earley Cook is entitled to his opinion, and I venture to think I am entitled to mine, and everybody else also.

5442. Parliament having since 1872 rather strengthened the clause, compelling the setting aside of land for the erection of dwellings for the working classes, where houses occupied by them have been taken away, do you think that there is any evidence to show that Parliament in both these cases, 1872 and 1877, has been wrong?—I have already stated that my opinion is that whether it is Artizans' Dwellings Acts or Improvement Acts compelling rebuilding of artizans' houses in blocks, it is contrary to the natural course of things which we see going on in the metropolis. The tendency of things is clearly for the working classes to go out of the central parts of the metropolis; and to legislate for keeping them in, and compelling the ratepayers to pay a million or a couple of millions of money, is contrary to all true principles of legislation.

5443. How do you get at the couple of millions of money?—It is a million and a quarter for the scheme we took up, and if we took up the other eight spaces it would come to two millions.

5444. That is the total cost?—The total net cost falling upon the ratepayers.

5445. Would not the improvements be to a very great extent street improvements?—Some would be. They would not be metropolitan street improvements, but local improvements.

5446. Improvements of streets within the metropolis which are considered essentially necessary by the Board?—Yes, but they are local improvements. There is a vast difference between local improvements and metropolitan improvements; the Metropolitan Board of Works charges the cost of them over the whole area of the metropolis; under this Act we cannot do so, because the City of London is excepted; if they were local improvements, the Board would contribute part of the cost, and the remainder would be borne by the local authorities themselves.

5447. Is not the Artizans' Dwellings Act of 1875 much more a Metropolitan Streets Improvement Act than anything else?—No; then there would be a great objection to it, because it would leave out one-eighth of the metropolis from bearing the cost of it, that is the City of London.

5448. The City of London has to do its own cost?—The City of London have not built artizans' dwellings.

5449. You have spoken of the preamble of the the Act of 1875?—I spoke of the Act.

5450. You have always spoken of it as an Act of Parliament for rebuilding artizans' dwellings; are you right in speaking of it in such a sense?—It is an Act to remove insanitary places, and to reconstruct those which need reconstruction; that is what it amounts to.

Sir Sydney Waterlow—continued.

5451. Does it not begin by stating that there "are buildings so densely inhabited as to be highly injurious to the moral and physical welfare of the inhabitants"?—Yes, that is so.

5452. And that there are houses which by reason of the want of light, air, ventilation, or from proper conveniences or other causes, are unfit for human habitation?—Yes.

5453. Then it proceeds, "And whereas it is necessary for the public health that many of those houses, courts, and alleys should be pulled down"?—Yes.

5454. Is it not essentially a Public Health Act?—To a certain extent it is.

5455. It is only the last provisions that are referring to reconstruction?—I agree with you that the preamble says it is in that respect.

5456. May I ask you whether the accomplishments of such objects, namely, the improvement of the moral and physical welfare of the inhabitants, and the destruction of houses, courts, and alleys, which are causing death and loss of health, is not worth a large sum of money upon the part of the whole of the ratepayers of the metropolis?—I quite agree in all you have said, excepting this; that I believe the same result may be obtained by a different course of action; that is, attending more to the destructive portion of the matter than to the constructive.

5457. Do you mean to say that you would recommend Parliament to destroy buildings, without taking any steps whatever for the reconstruction of them, or laying down any provisions ensuing reconstruction?—If you give power to the local authorities or to the Metropolitan Board of Works to destroy property that is of an unhealthy character, and unfit for human habitation, and they do it in all parts of the metropolis, going to the extent of single houses, I venture to say that in a short time the owners of the houses will find there are means of reconstructing the places on a sound sanitary basis.

5458. Have not the local authorities power under Mr. Torrens' Act, of destroying such houses?—No, they have only power under Mr. Torrens' Act to take down certain houses, and then they could rebuild if they had liked upon the same foundations under the Building Act.

5459. Did not that Act fail to carry out the objects contemplated by the Act of 1875?—It only failed because the local authorities were unwilling to put it in force, because they had to bear the burden of the expense, and they wished to throw the burden upon the Metropolitan Board of Works instead of themselves. The evidence of the medical officers shows plainly that they did not put the Act in force, because they would have to bear the expense themselves.

5460. The evidence before the Committee of the medical officers is, that Mr. Torrens' Act was inoperative to a large extent, because only certain houses could be taken, whereas adjoining houses not unfit, were obliged to be left, and, therefore, no scheme of reconstruction of a similar character could be carried out, and therefore the Act of 1875 was required; do you agree with that opinion?—I am personally opposed to the idea of schemes at all; I say, deal with the property which

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Sir Sydney Waterlow—continued.

which is unfit for human habitation, leave it alone and let the thing remedy itself, and it will remedy itself. You cannot reconstruct the areas without spending an enormous sum of money, and it is not fair to the ratepayers of the metropolis to tax the rates for rebuilding a mass of property of that kind which does not benefit the persons who are the sufferers, but benefits persons who have no right to it.

5461. Is not the largest part of the expenditure made for acquiring the land, throwing it into the public thoroughfare, and increasing the open spaces, as compared with the open spaces existing?—The largest portion of the expenditure is unquestionably compensation.

5462. That is the cost of acquiring the land?—Yes.

5463. Then if more ventilation is to be given in these crowded thoroughfares, if the fever dens are to be stamped out, must not that expenditure be incurred for sanitary reasons?—But if the property is unfit for human habitation, it is a crime to leave it where it is, and it should be pulled down, and when you find a mass of houses of the same kind in the same neighbourhood, demolish them or pull them down; rather than leave a lot of property useless the owners of property will combine together to get possession of it, and utilise it in a way beneficial to the public generally.

5464. If you condemn a house because it is unfit for habitation, and the owner pulls it down, he may rebuild upon precisely the same area?—Yes, upon the same footings.

5465. How are you to prevent that without compensating him for the land you take from him?—Because I assume for the sake of argument, that property which is in an unhealthy state and unfit for human habitation, is a class of property that ought not to have the benefit of existing legislation; it ought to be dealt with as if it was a crime to allow it to remain.

5466. If an owner may build upon precisely the same lines, do you not reproduce the evils?—My suggestion proposes that the power should be taken away from the owner.

5467. Then you must compensate the owner for the land?—I would not compensate anybody.

5468. You would not take a man's land away without paying him for it, would you?—I would not take it; I leave it there; I leave him to make the best arrangement he can for the rebuilding of his property, seeing that he has neglected his property in allowing it to fall into that state.

5469. You take away not only the house, but the land too?—No, I leave the land as it was, and let him make the best use of it he can.

5470. Would you allow him to rebuild upon the same lines?—Not upon the same lines, because he would erect insanitary buildings.

5471. Would you pay him, or would you not pay him, for the piece of land that you will not let him build upon?—I will not pay him anything; I will let it stand as it is, and it will remedy itself in a year or two years; it will be remedied.

5472. I do not see how you propose to remedy it. This Committee will have to advise Parliament.
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Sir Sydney Waterlow—continued.

ment with regard to some practical scheme; do you seriously say that, in your opinion, a man ought not to be allowed to build upon his own land?—I do say that, if the building upon that land cannot be of a sanitary character.

5473. Then you would take it from him and throw it into a public thoroughfare without compensating him?—No.

5474. Is not that the natural sequence?—No; I say let the owner deal with it in the best way he can.

5475. You have told the Committee that the Limehouse scheme cost 54,000 l.?—Yes.

5476. And you get 10,000 l. back?—Yes.

5477. Therefore 44,000 l. would be lost?—Yes, 44,000 l. would be lost.

5478. Can you tell the Committee what is the value of the land in the Limehouse scheme which you threw into the public streets, and the proportion of the value which it cost, which should be deducted from the 44,000 l. to make the streets, over which the public authority or the Board has sole control?—The widening of streets is almost all internal in the Whitechapel and Limehouse scheme. There is no widening of main thoroughfares, or very small indeed. There is a new street running from Upper East Smithfield, and going into Royal Mint-street, running right through the bulk of that unfit and bad property; another street comes out of Dock-street, running up westward, and joining Glasshouse-street, but, practically speaking, there is not a single street in that block that could be called in any way a metropolitan improvement or anything else, but for the benefit of the houses to be built in the blocks. We have bought houses here to give an access to this part. (*The Witness explained the plan to the Committee.*)

Sir James M'Garel-Hogg.

5479. It is absolutely necessary for the scheme is it not?—Yes, there is no benefit to the metropolis in it.

Sir Sydney Waterlow.

5480. I did not ask about benefit to the metropolis; I asked how many feet of the land were thrown into the public street, that is a street under the control of the public authority; if you cannot tell me I will pass on?—I cannot answer that question, but I can only affirm that a considerable quantity is thrown into the public thoroughfare, and the public will have the benefit of the buildings to be built upon that area.

5481. If you do not know in reference to that particular site, can you tell me the total quantity of land contained in the six sites sold to the Peabody Trustees, that was thrown into the public street?—I have not it myself, but it can be easily obtained; I think the surveyor will give you all that; I did not prepare myself upon all those particulars, because I knew the surveyor would follow me.

5482. You told the Committee that you thought there was no corresponding benefit derived by the ratepayers who find the money for the expenses of working the 1875 Act?—Yes.

5483. Are you aware of the very great extent to which the death rate has been reduced in these

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[Continued.]

Sir Sydney Waterlow—continued.

these localities by the improvements which have been carried out?—Yes.

5484. Are you aware that we have had frequently before this Committee, that while before the improvement took place, the death rate was probably 40 in 1,000, the death rate in the Peabody Buildings is only 17 in 1,000?—Yes.

5485. Are you aware that we have also had strong evidence of the reduction of the sickness rate?—Yes.

5486. Do you not think that that is of very great value to the metropolis generally?—Yes.

5487. And a work of considerable outlay?—Yes, if you take the lines of the Artizans' Dwellings Act; but I think the same result would have been obtained by the bad premises being removed, the tenants going into better places, where they would enjoy fine air and have a little garden, and the children grow up more healthily.

5488. Then you think there is benefit to the ratepayers for the money they have laid out, but that the alterations ought to have been effected for a much lower sum of money?—Yes, no improvement can ever be made in the metropolis without advantage, and benefit of some kind; the only question is whether the cost is greater than necessary.

5489. In answer to the honourable Chairman, you gave some evidence as to the conditions which were imposed by the Board of Works when they put up the Whitechapel scheme to auction?—Yes.

5490. Are you aware of the conditions which was imposed by the Board of Works when they sold that same land to the Peabody Trustees?—Yes, I think I can answer your question. I have the original conditions of the Whitechapel scheme, and I have also those which were revised and improved.

5491. Will you refer to the conditions of auction of 12th June 1879; was there not in those conditions a clause stating that the ground-rents would be sold at 25 years' purchase?—There was.

5492. Will you take in your hands the conditions between the Metropolitan Board of Works and the Peabody Trustees; will you read the last part of the conditions, which stipulates the number of years' purchase that the Peabody Trustees are to pay?—"And the yearly rent, so produced for each plot, being capitalised at 20 years' purchase, the amount of such capitalised rent shall be the purchase-money for such plot."

5493. Was not that a much more favourable condition than the condition in the sale by auction?—Clearly so.

5494. Is there not, in the condition of the sale by auction, a condition that the intended lessee shall submit to "any modifications, alterations, omissions, or additions in or to the said plans, elevations, sections, drawings, descriptions, and specifications, or any of them, as shall to the Board or the said Secretary of State seem fit?"—That was so. In the original one it was left to the Board.

5495. I must ask you to confine yourself to the particular conditions proper to auctions, because those were the conditions upon which the public had to tender?—I doubt whether you are right;

Sir Sydney Waterlow—continued.

it was put in afterwards. I have the original one here, and it has not the name of the Home Secretary in it; the Home Secretary is an addition to it.

5496. Have I not read the words correctly?—Yes.

5497. Now look at Clause 8 of the conditions under which the same land was sold to the Peabody Trustees. This is the condition referring to the modifications. Is not the condition in Clause 8 in these words, as to the modifications, "subject only to such further modifications (if any) of the said scheme, as under Section 12 of the Act of 1875, or Section 4 of the Artizans and Labourers Dwellings Improvement Act, 1879 (hereinafter referred to as the Act of 1879), the confirming authority named in such sections, may upon the application of the Board (to be made at the request of the Governors, as hereinafter provided) permit to be made in the said scheme"?—I will take it that is correct.

5498. The clause is an addition to the agreement with the Peabody Trustees, and only allowed such modifications and alterations as the governors and trustees would desire to be made, whereas the conditions put before the public ran, that the Metropolitan Board of Works were to make any modifications and alterations they chose?—Yes.

5499. Is not that a very different condition?—It is a very different condition.

5500. Is it not much more onerous, and would not it be much more likely to frighten people tendering, than the conditions given to the Peabody Trustees?—I must admit at once that the conditions given to the Peabody Trustees were totally different terms to those which we have given to any other person. I ought to answer that distinctly, because the Metropolitan Board of Works were in communication with the Home Secretary throughout the whole of the communications with the Peabody Trustees, as you will see by the correspondence, and it comes to this, that inasmuch as the Peabody Trustees were a body who were not acting for the purpose of gain, but actuated solely by philanthropic feeling throughout, they were a large body entrusted with a large trust fund, for that purpose, and therefore it was not necessary to compel them to enter into the same sort of covenants as a trading body; and under those circumstances, almost all, or a very large part, of the conditions that had been put in before were released for the Peabody Trustees; but certainly from the correspondence which I see before me, and which I have read, I am certain of this, that some covenants which were given to the Peabody Trustees would not be given to a body that was trading, and was seeking an income and a profit to arise from the work that they were carrying out.

5501. Then, if the Peabody Trustees have, as I presume you admit they have, very much more favourable conditions, ought not they to have given a larger price instead of a smaller price?—I had better explain that the first matter was the terms and the price; and when the terms and price had been arranged, 10,000*l.* for the one
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[Continued.]

Sir Sydney Waterlow—continued.

and 3d. a foot for the other; then after that came the conditions; and when the price was accepted, a formal communication was addressed to the Peabody Trustees, saying, we accept your offer. I thereupon wrote a letter back, after a great deal of consideration, and with the consent of the Home Secretary, accepting their terms; then came the conditions upon which they were to hold these lands; it was the subject of very long correspondence between the Home Secretary and the Board, and finally those conditions, of which I have got an analysis here, were agreed to; but I do not think that the honourable Member must take that as representing the views of the Board in dealing with other sites, for other persons, not similar to the Peabody Trustees.

5502. I want to get the facts upon the records of the Committee, that the conditions given to the Peabody Trustees were very much more favourable with reference not only to the points I have called attention to, but with reference to another point to which I am going to call attention. I do not want you to offer any opinion upon the policy; the Committee will do that when the facts are before them?—We made the agreement with them purely because they were the Peabody Trustees.

5503. I want to get upon the minutes the essential points of difference in favour of the Peabody Trustees, as against the public; now I come to the 3rd; this is not in the conditions of auction, it is the condition that any dispute or difference should be decided absolutely by the architect of the Metropolitan Board of Works?—It was so; it was the usual clause.

5504. Then why was it not put into the agreement with the Peabody Trustees?—Simply because they were the Peabody Trustees.

5505. Did they not bind themselves to waive it in their case, and to put in the condition that every dispute should be referred to the Secretary of State as sole arbitrator?—Yes.

5506. Looking to the fact that the Metropolitan Board of Works were the vendors of the

Sir Sydney Waterlow—continued.

property, do you not think that it would have been much more favourable to the lessee or purchaser to have had an independent person, such as the Secretary of State, as arbitrator, rather than to have as arbitrator a person who was a party to the bargain?—It might be.

5507. Would you, as a man of business, as a rule, accept in a contract a condition that the man who was dealing with you should be the arbitrator as to the fairness of the bargain?—The best answer that I can make to the question is that it is included in every covenant which the Board have made for their property, built upon, let, or sold.

5508. And is not that the reason why the Board got a lower price than they would have done if they put in a fair arbitration covenant?—I am not a solicitor; but I think any solicitor would tell you that it is the common covenant entered into, or required by, almost all large owners of property in London, whether it is the Duke of Bedford or the Duke of Wetsminster, they have precisely the same clauses in which they say, If you do not choose to accept terms of that kind, and rely upon me, I do not want you as my lessee.

5509. I have dealt with as large a mass of property in London as most men, and I never have submitted to a covenant in which a party to the bargain should be the arbitrator in case of dispute; is that a common arbitration clause?—We are a public Board with public officers.

5510. You make the statement that this clause is in leases or contracts entered into with certain persons, and I ask the distinct question whether such a clause is inserted ordinarily when parties are dealing with land, either for building leases, or for sales?—I have no knowledge except my personal experience at the Board, and from what I have heard, and I say that I believe that that clause is invariably inserted by almost every large owner of property in the covenants which he requires of his lessees.

Thursday, 28th July 1881.

MEMBERS PRESENT:

Mr. Brodriek.
Mr. Bryee.
Mr. Courtney.
Sir Richard Cross.
Mr. Hastings.
Sir Henry Holland.

Mr. Hollond.
Mr. William Holms.
Sir James M'Garel-Hogg.
Mr. Torrens.
Sir Sydney Waterlow.

The RIGHT HONOURABLE SIR RICHARD CROSS, IN THE CHAIR.

Mr. GUILDFORD BARKER RICHARDSON, re-called; and further Examined.

Chairman.

5511. I BELIEVE you wish to make some explanation of the answer you gave to Question 5250?—I do. Last Monday I gave the dates when the Whitechapel and Limchouse site was handed over to the Peabody Trustees. I was asked to give the dates when the other sites were handed over; I can now do this. The first part of the Bedfordbury Scheme was handed over on the 26th May 1880, the area was 21,485 square feet, and the purchase money 5,371 *l.* 5 *s.* The second part was handed over on the 22nd of November 1880, the area was 100,060 feet, and the purchase money 2,515 *l.* The Great Wild-street Scheme was handed over to them on the 7th of July 1880, the area was 63,360 feet, and the purchase money 15,840 *l.* Part of the Whitecross-street Scheme was handed over to the trustees on the 3rd of December last, the area of which was 15,300 feet, and the purchase money 3,825 *l.*, and a further section was handed over on the 24th of January 1881, of which the area was 3,291 feet, and the purchase money was 822 *l.* 15 *s.*, and a further portion was handed over on the 22nd July, of which the area was 63,913 feet, and the purchase money 15,978 *l.*, and there is another portion of the Whitecross-street Scheme, about the same size, not yet properly cleared. Then the next that was handed over was the Old Pye-street area; that was handed over on the 10th of February 1881, the area being 72,815 feet, and the purchase money 16,203 *l.* 15 *s.* The Pear Tree-court Scheme was handed over on the 10th May 1881, the area of which was 23,700 feet, and the purchase money 5,925 *l.* The Coppice-row Scheme was handed over on the 25th of June 1881, the area of which was 21,860 feet, and the purchase money 5,465 *l.*, and Old Pye-street was handed over on the 25th of June last, the area of which was 16,826 feet, and the purchase money 4,206 *l.* 10 *s.*; and I may add that Coppice-row and Old Pye-street were handed over to them under sanction of the Home Secretary. It was surplus land belonging to the Board, and it is to be taken in respect of replacements in the western improvements, so that when the houses are built upon them, as against the

Chairman—continued.

33rd section of the Aet, they will relieve the Board with respect to the western improvements.

Sir Sydney Waterlow.

5512. Following the statement you have just made, it refers only to six of the 14 schemes which have been sold to the Peabody Trustees?—It refers only to those which have been sold to the Peabody Trustees.

5513. I think you told the Committee that 14 schemes had been confirmed?—Yes.

5514. Now can you tell the Committee anything as to the date when the other eight schemes were confirmed by Parliament which received the Royal Assent on the 3rd of July 1879, confirmed the Little Coram-street, St. Giles' District, and St. Pancras improvement, and the Wells-street, Poplar, improvement; and also the Great Peter-street, Westminster, improvement.

5515. You told us on Monday that after the scheme had been confirmed by Parliament, you might say the average time, before the land can be vested in the Board, is eight or nine months?—That is not correct. My answer should have been from the time that we received the final award and are able to take action; we are not able to take action until that time; from that time until we are able to clear the ground, the average is about nine months if we get the permission of the Home Secretary to demolish the houses.

5516. The answer which you gave to Question 5254 was a mistake?—Yes, it was a mistake.

5517. Do you wish the Committee to understand that the Board are powerless until after they get the final award?—Quite powerless, to obtain the entire vesting of the land in the Board, until we get the final award.

5518. In how many of these eight schemes which have not yet been dealt with, have you received the final award, and at what date did you receive the final award for either of them?—The final awards have not yet been received for Wells-street, Poplar; Little Coram-street, and Great Peter-street; for all the others they have been received.

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[Continued.]

Sir Sydney Waterlow—continued.

5519. Can you give the Committee the date of the final awards for the other five?—The final award for the Whitechapel and Limehouse Scheme was given on the 20th of December 1877.

5520. That has been sold to the Peabody Trustees, and disposed of?—Yes; St. George the Martyr is not sold to the Peabody Trustees, that final award was given on the 25th of February 1880. High-street, Islington, has not been sold to the Peabody Trustees; the final award in that case was given on the 26th of August 1879, and the final award with reference to Essex-road, Islington, was given on the 12th of December 1880, and those are the only three that for which the final award has been given that are not sold.

5521. As nearly 18 months have elapsed since February 1880, when you got the final award for St. George the Martyr, can you tell the Committee why, as nine months only is necessary for vesting the land in the Board, so long a time has elapsed without the Board dealing with the site?—The reason is, that the Board has not had the permission of the Home Secretary to demolish the houses of those particular schemes. I have before me now, a report made to the Board by the Works Committee on the 3rd June 1881, stating that they recently made application to the Secretary of State for the Home Department under the provisions of the Artizans' and Labourers' Dwellings Act, 1875, for his sanction to the removal of the houses which were reported to be in a very bad condition, included in the several schemes, namely, St. George-the-Martyr, Southwark; Whitechapel and Limehouse; and High-street, Islington. The Secretary of State has, however, intimated in a letter dated the 4th May, that "pending the inquiry about to be instituted by a Select Committee on the operation of the Acts, he deems it advisable not to sanction the demolition of any more houses."

5522. What is the date of the letter?—The 4th May 1881, and the letter is as follows: "Sir, with reference to your letter of the 31st March last, urging the Secretary of State to sanction the demolition of houses in the areas of the St. George-the-Martyr, Southwark, Whitechapel, and Limehouse, and High-street, Islington, Schemes, under the Artizans' and Labourers' Dwellings Improvements Acts, under the circumstances set forth, I am directed to acquaint you for the information of the Metropolitan Board of Works, that, pending the inquiry about to be instituted by a Select Committee on the operation of the Acts, he deems it desirable not to sanction the demolition of any more houses." Upon that the Metropolitan Board of Works directed their clerk to write another letter to the Home Secretary, which I should like to read. The date is the 31st May 1881, and it is as follows: "Sir, the Board feels it to be its duty to make another application to the Secretary of State for his sanction to the demolition of the houses in the areas of the Whitechapel and Limehouse, St. George-the-Martyr, Southwark, and High-street, Islington, Improvement schemes, under the Artizans' and Labourers' Dwellings Improvement Acts. From Mr. Lushington's letter of the 4th instant, which

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Sir Sydney Waterlow—continued.

is to the effect that, pending the approaching inquiry by a Select Committee, the Secretary of State deems it advisable not to sanction the demolition of any more houses; the Board fears that its previous communications on this subject have failed to convey an adequate impression of the state of the houses in the three areas above referred to, and of the real necessity for their demolition. It might, perhaps, be thought that, as the Secretary of State is the arbiter in this matter, and as he has twice intimated his unwillingness to consent to the removal of the houses, the Board might rest, if not satisfied, at all events, acquiescent under his decision, seeing that he thereby accepts the responsibility of leaving the three areas in their present condition. The Board is of opinion, however, that notwithstanding the acceptance by the Home Secretary of this responsibility, it cannot consistently with its duty to the inhabitants of the Metropolis, leave these areas as they now are without making one more effort to induce the Home Secretary to re-consider his decision. Since the last letter from the Home Office on this subject, the Board has had a survey and report made of every house in the three areas, and the information obtained is such as, in the Board's opinion, to present the strongest reasons for the immediate clearance of the ground. For instance, in the area in the parish of St. George-the-Martyr, containing 196 houses; no less than 88 houses, occupying in some cases entire courts, are altogether and permanently closed, the houses being not only in such a bad sanitary condition as to be uninhabitable, but the very structures being for the most part in a dangerous state, and some of them little better than ruins. The other houses, which are still occupied, are mostly in such a condition that the Board cannot take the responsibility of allowing them to remain standing and inhabited. In the area in High-street, Islington, which contains altogether 80 houses, no less than 45 are permanently closed for the reason that they are simply uninhabitable, and nearly all the rest are in such a condition that the Board cannot take the responsibility of allowing them to remain. In the Whitechapel and Limehouse area many of the empty houses are positively in ruins, others are in a dilapidated and almost dangerous condition, and with respect to the remainder the same observation applies as has been made upon those in other areas, that the Board is unwilling to accept the responsibility of leaving them standing and inhabited. The Board quite understands the position which the Secretary of State has thought it right to take up with reference to this question; that is to say, that he will, so far as it rests with him, prevent any further diminution of the dwelling accommodation available for the labouring people, and, with that view, will not sanction the demolition of existing dwellings until others have been provided. But, in the cases now under consideration, it will be seen, from what has been said, that great numbers of the houses are already empty, and permanently empty, so that they can never serve as dwellings again. With respect to these, at all events, it is certain that their demolition would not in any way lessen the dwelling accommodation

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[Continued.]

Sir Sydney Waterlow—continued.

tion for labouring people, whilst it would hasten the time when better dwellings could be erected in their place. With all deference, therefore, to the judgment of the Secretary of State, the Board is unable to see on what ground the removal of these empty houses can be prohibited. With respect to all the houses in the three areas here referred to, it is clear that, so long as the Board is prevented from removing them, it can do nothing towards the replacement of them by dwellings of a better kind. The Board is consequently impeded in its endeavours to carry out the provisions of the Act of Parliament, and is subject to the odium and dissatisfaction which the continuance of these ruinous and unhealthy buildings, long since condemned as unfit for habitation, produces in the mind of the public. In bringing this question once more before the Secretary of State, I am to express the earnest hope of the Board that, upon further consideration, he will see the propriety and expediency of sanctioning the removal of all the houses in the three areas above referred to, and thus enable the Board to proceed with the improvement schemes in accordance with the provisions of the Act of Parliament."

5523. The Islington Scheme was confirmed in August 1879?—Yes.

5524. Therefore nearly 18 months elapsed before application was made to the Home Secretary for permission to demolish the houses?—There were two offers prior to that; all of them have been refused, and the Board is powerless in the matter.

5525. Were the majority of the houses occupied or unoccupied at the time that the application was made?—They were occupied till the Board gave them the compensation. The compensation was given when they left.

5526. At the time the application was made to the Home Secretary were the majority of the houses occupied or unoccupied?—The majority were occupied at the time the application was made.

5527. Did the Home Secretary say why he felt he could not consent to the demolition of the houses?—I take it that it was really because there was no provision made for the replacing of those that were displaced.

5528. The Home Secretary objected to the demolition of any large number of houses until some accommodation had been provided for the persons who lived in them?—Practically speaking, that is so. I have further letters here in which the Home Secretary says plainly that he considers the responsibility is thrown upon him by Parliament, and that he is not prepared to relieve the Board with that responsibility resting upon him, unless he can see that there is some real provision made for the number of persons to be displaced.

5529. Now we will go back to where we left off on Monday. We were then comparing the conditions which were issued by the Metropolitan Board of Works when they put up the Whitechapel land for sale by auction, with the conditions which they granted to the Peabody Trustees, when they sold that land by private contract, will you take in your hand a copy of the conditions issued by the Board at the time

Sir Sydney Waterlow—continued,

of the public auction, and look at that paragraph. Are those the printed conditions issued by the Board?—Clearly they are so.

5530. The condition as to breach of covenant runs thus: "And the said conveyance shall also contain a proviso that such conveyance is made upon the express condition that if and whenever there shall be any breach by the said grantee or grantees, or his or their heirs, executors, administrators, or assigns, of the said covenant, on his and their parts to be contained as aforesaid in the said conveyance, it shall be lawful for the Board and their successors, and notwithstanding the waiver or condonation by them of any former or other breach, to re-enter upon any part of the said premises comprised in such conveyance in the name of the whole, and that thereupon the said conveyance shall be void and of non-effect, and the premises comprised therein shall revert to the Board and their successors as their absolute property in fee simple."

5531. That is the ordinary condition for building owners to insert when they grant building leases?—I should hardly call it an ordinary one. This was a special one to meet the special case of this particular statute, requiring the land to be devoted to artisans' dwellings alone.

5532. Is it the kind of condition that the Board usually insert when they put the land up for building leases?—No, I should say not.

5533. Do you think that it is more stringent?—Much more stringent.

5534. I will read the similar condition in the agreement between the Board and the Peabody Trustees. The clause as to breach of covenant runs thus; I will omit the unnecessary words: "Each such conveyance shall also contain a proviso that whenever there shall be any breach by the Governors" (that is the Peabody Trustees), "it shall be lawful for the Board to require the Governors to sell, grant, and convey to the Board the fee simple of the whole plot in respect of which, or part of which, such breach shall occur, or if the Board so prefer the part of such plot in respect of which such breach shall occur at the prices following, that is to say, if a whole plot at the same price as that at which under the provisions of this agreement, the Governors shall have purchased the same"?—Yes.

5535. Therefore when the land is put up for public auction, if a breach is committed, the Board are to have the right to re-enter without the payment of any money at all; but when it is sold to the Peabody Trustees, the Board are compelled to re-purchase the land in the event of a breach of covenant?—It was the result of a long conference that took place. I believe I am correct in saying, that the Home Secretary, at that time, the Right honourable the Chairman, thought a conference would be a good thing as between the solicitors and the architects representing the Peabody Trustees, and the solicitors and architects representing the Metropolitan Board of Works; they met at the Home Office, and having gone through the different clauses, the conclusion was arrived at which I believe you have just read.

5536. Did you ever know the Board as owners asking, or consenting to such a covenant

as

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as that before, where they granted a building lease?—The circumstances are perfectly unique in themselves, and simply to give an answer of that kind, would hardly meet the case; here was a certain quantity of land devoted by Parliament to a special purpose, sold by the Metropolitan Board of Works at a price far below its true value, because of the restrictions put upon it by Parliament; if we sold that land without such a restriction as that, it would sanction the property being utilised for any other purpose, and this profit to be made out of it, if sold at any time, and the object of the statute would be entirely put upon one side.

5537. May I take it that under the circumstances you think such a clause was reasonable?—I think it was reasonable and necessary under the terms of the statute.

5538. Then if it was reasonable and necessary when you sold by private contract to the Peabody Trustees, why was it not reasonable and necessary when you offered the land by public auction to anybody who might choose to buy it?—Simply because the Peabody Trustees were a charitable trust and were making no profit; they were dividing nothing among themselves, they were simply acting upon what they believed to be the best for the interest of the working classes, and they were a large body with whom there could be no question as to their competency to meet every requirement that might be put upon them, and it was a totally different matter between them and a trading party. A trading company seeks to make profit out of it, the Peabody Trustees seeks to make no profit, therefore the Board felt that they must be much more stringent if the land was let with the Parliamentary restrictions upon it to a company working for a profit than they need be if they let it to a body like the Peabody Trustees.

5539. I did not intend to drift into that, but you make assertions, and I must ask further questions; you say the Peabody Trust is not a trading company; can you tell the Committee anything in the charter or anything which exists which prevents the Peabody Trustees taking as high a rent as they choose to take for any dwellings which they let?—I cannot.

5540. We have it in evidence before the Committee that there is no legal control over the rents which the Peabody Trustees may choose to take for their tenements; you do consider that much more favourable terms and conditions have been given to the Peabody Trustees than have been given to any of the public generally who might tender for it?—I express my own opinion and that of the Board, when I say they came deliberately to that conclusion.

5541. Then if the Peabody Trustees had more favourable terms and conditions, ought not they to have given a larger price?—We tried to get a higher price from them, and they refused to give it.

5542. Do you know anything of the net return which the Peabody Trustees make upon their buildings?—I only know by the evidence given by Mr. Vigers before this Committee that their income now is 30,000 *l.* a year, and very shortly it will be 100,000 *l.* a year.

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Sir Sydney Waterlow—continued.

5543. Mr. Vigers stated that they made about 3 per cent.?—He stated that they let their tenements so as to make 3 per cent.

5544. Do you know anything of the cost per room of their tenements?—Not the least.

5545. Supposing that they cost a good deal more per room than the tenements erected by private individuals, 3 per cent. in one case might represent 5 per cent. in the other?—It is possible, certainly.

5546. You told us on the last occasion that very few persons who were living upon the Whitechapel site were now living in the new buildings erected upon that site?—I stated, from returns made to me, that not one of those displaced from the Whitechapel and Limehouse area, which is now occupied by the buildings of the Peabody Trustees, occupy the present buildings; there were 12 families came from the adjoining area.

5547. Do you think that the same class of persons, though not the same individuals, occupy the Peabody Buildings?—I know that they are not anything approaching the same class of persons. I went over the Whitechapel and Limehouse scheme three times myself, and I know precisely what the class of persons were; and I know well, also, that those who are there now are a far better class of persons than those who were there before.

5548. Having told us that, you think the Board was justified in letting to the Peabody Trustees at a much lower price, and subject to much more favourable conditions, do you not think that the Board should have made some stipulations that the same class of persons should have been accommodated?—We have no power to do so under the statute.

5549. You had power when you entered into the agreement to insert in the agreement any conditions which you thought necessary to carry out the object of the Act?—I take it we have no powers beyond that which the confirming Act requires, so many places to be provided, so many rooms of one kind and another, and always subject to the power of the Home Secretary to vary or alter those terms.

5550. Was any attempt made to include in the agreement some provision which should enable the persons who were turned out to be accommodated in the new buildings?—The only attempt at any provision of that kind was made in the Whitecross-street scheme during the progress of that area being dealt with by the Board. A number of those who were to be displaced, principally eastermongers, came before the Board by a deputation, and represented that their interests would be materially affected, and that it was necessary, in the buildings that were to be erected in the place of those taken down, that provision should be made for them, for their donkeys, and for their barrows, and all matters of that kind, and the Board gave a sort of pledge at the time that there should be some provision made for them, and that provision is carried out in the engagement, or the contract, that exists between the Peabody Trustees and the Metropolitan Board of Works with reference to that particular scheme, namely, the Whitecross-street scheme.

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5551. I think

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5551. I think I understood you to say that on the last occasion you held a very strong opinion that the working classes have, as a rule, been induced to emigrate into the suburbs?—I said that the natural course of events at the present time, and the tendency of things, is that they should migrate from the central parts of the metropolis to the suburbs of the metropolis.

Mr. Torrens.

5552. Was not the phrase you used that they would migrate?—I say that they would migrate. I have evidence before me to show that they have migrated.

Sir Sydney Waterlow.

5553. Have they not been practically compelled to migrate; have not they been driven out from the centre and compelled to go to the suburbs?—I do not think that I could answer that in the affirmative as applying to all the different parts of the metropolis; it would apply to some.

5554. Would it not apply to those who have been turned out of houses pulled down by the Board under the Streets Improvement Act and the Artizans' and Labourers' Dwellings Improvement Act, 1875?—Clearly so.

5555. Is it possible that that condition of things can continue, that the working classes can without great disadvantage to the public, be driven into the suburbs?—I think it is very largely for the benefit of the working classes that they should live in the suburbs; they get much better air there, and their children will be brought up much more healthily, and your future artizans will be a much better class of persons than the present artizans; and I believe they prefer living there; all that have lived there would never go back to the central portion of the metropolis again.

5556. Persons who have been turned out by the operations of the Metropolitan Board of Works have been mainly persons of what we should call the lower strata of the working classes, have they not?—I should hardly say that.

5557. That is to say, the persons turned out under the Artizans' and Labourers' Dwellings Schemes?—I should say they are the lowest class.

5558. Can you state to the Committee how, in your opinion, it would be possible for these persons and others engaged in various occupations requiring their presence in the docks, and in the public markets, costermongers and others, to be removed from the centre of the City of London, where they require to be at their labour at three or four o'clock in the morning?—It has been given in evidence before the Committee that there are large numbers engaged in the central portions of the metropolis living far outside, even beyond the metropolitan area; evidence has been given that some of them are living at West Ham, and others living at Edmonton. In West Ham the number of houses being erected for the working classes are thousands upon thousands, and those who occupy them are all employed more or less in the metropolis.

5559. But they are not costermongers and dock labourers, and others having to attend the

Sir Sydney Waterlow—continued.

early markets?—They are engaged in the different employments of the working classes; some plumbers or bricklayers, who if they are engaged in one part of the metropolis to day, may be engaged in another to-morrow, it matters not much where they live.

5560. Is that so; do not costermongers as a rule, from market day to market day, and from week to week, frequent the same market, Billingsgate or Covent Garden?—I cannot go into the details of it; but referring to one, Whitecross-street, there has been a large number removed from there, and if you could get any information with regard to them, you would find that those barrow men are living at some fair and moderate distance from the central parts of the metropolis, and carrying on their trade precisely as before; they are doing just as well as they were when they were living in the Whitecross-street area.

5561. I will pass to another point; did I correctly understand you to say that the Metropolitan Board of Works have sometimes deferred or delayed their proceedings under the Artizans' and Labourers' Dwellings Act and Streets Improvement Act, owing to the great cost of obtaining the sites?—I did not state that.

5562. Am I wrong in gathering from your evidence, that that is your general impression?—Certainly not wrong. I was going to show that the Board had by a formal resolution in December, I think, come to the conclusion that they would not proceed any further with the Artizans' Dwellings Scheme until Parliament had been requested to reconsider the whole statute.

5563. Was it because they felt that they were so very costly?—Mainly for that purpose.

5564. Have the Board formed any definite opinion as to why the sites have been so costly, and why there has been so much apparent loss?—I take it that they consider that the matter is quite clear that the great cost of these schemes is the large amount of compensation which they have got to pay for interference with trades and to private individuals for the fee, of the property of the persons who are displaced and other matters; and it may be put generally upon those grounds.

5565. And I suppose the small return they have got for the land they sold?—Yes.

5566. Now comes the next point, if Mr. Vigers is correct in his estimate that $4\frac{1}{2}d.$ a foot was the fair market value of the six sites sold to the Peabody Trustees, could not the Board have received 50 per cent. more as the rental of the land?—They would have done so if they had sold them at $4\frac{1}{2}d.$

5567. And if as I understand the land was sold at auction for the average amount obtained for the land previously sold by them, namely, 28 years' purchase, the Board would have realised more than double the sum which they have realised from the six sites?—That is so, no doubt.

5568. Then the great loss is largely owing to the peculiar policy adopted by the Board in selling the sites, and selling the ground rents?—I cannot call it the "peculiar policy."

5569. Then it was owing to the "policy" of the Board; I will leave out the word "peculiar?"—They accepted the offer made to the Board;

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Board; I can only say the question is, whether the Board was right in accepting the offer of the Peabody Trustees.

5570. I did not ask that question. I ask whether, if Mr. Vigers is right in his estimate of the property, and the Board had put up the ground rents for sale, and obtained the price which they had previously obtained for similar property, the Board would have received twice as much money as they have received?—Clearly so.

5571. Fourpence-halfpenny a foot is 50 per cent. on the price received as the ground rent for the land?—Yes.

5572. And if you had 28 years' purchase instead of 20 years' purchase; if you multiply 100 years by 28, instead of by 20, you will find that it is rather more than double the amount which you actually received?—Clearly so.

5573. Has the Board made any calculation as to the increased value of the rates from the new buildings as compared with the rates which have been received from the old buildings?—No, the Board has not done so.

5574. Are you aware that Mr. Vigers has given the Committee some evidence upon that point, showing a very large increase in rates in the new buildings, as compared with the old ones?—I observed from the evidence that there was likely to be a considerable increase; that is a matter that does not come before the Metropolitan Board of Works, it is a local question entirely.

5575. But as a matter of fact, it will be a great gain to the particular parishes in which the buildings are situated?—I cannot confirm that. My opinion is that wherever the working classes live, they greatly increase the burden of the rates to the parish.

5576. You have mistaken my question. If the rateable value of the property is greater than it was before, and if the rates are more regularly paid than before, it must cause an increased income to the parish in which the buildings are situated, must it not?—It would give an increased income to the parish if the inmates of the respective houses did not cost the parish a great deal more than they did before.

5577. If there is a lower death-rate and a lower disease rate, they ought to cost the parish less than they did before, ought they not?—May I illustrate it by a fact; as a member of the School Board for London I can give it clearly and plainly; we find it in the fact that taking any number of six-roomed houses throughout the Metropolis, occupied by the working classes, there is, on an average one elementary school child and-a-half per house. The cost of the elementary education, apart from other expenditure, of those children by the School Board is 32 s. per child per annum irrespective of fees, Government grant, or anything of that kind; therefore the charge upon that house for the education of a child and-a-half per house is 32 s., plus 16 s., that is, 48 s. per house. Those houses, on the average, pay to the rates in an assessment of 14 l. per house, and taking the School Board rate at 6 d. in the l., it is clear that each house pays 7 s. per annum; but each house costs 2 l. 8 s., 0.105.

Sir Sydney Waterlow—continued.

therefore there is an absolute cost to the Metropolis, for every house in which artizans live throughout the whole of the Metropolis, of 2 l. 1 s. to the metropolitan rates.

Chairman.

5578. The question comes to this: assuming that there are 1,000 artizans dwelling upon an acre of land, and that the rates from the houses in which they dwell are equal to "X," assuming this is cleared away, and Peabody Buildings are put up to hold 1,000 people, but that the rates of the Peabody Buildings when put up are "Y," "Y" being nearly equal to two "X's," then there is a benefit to the parish?—There is a primary benefit.

5579. But there would be no more children in the one than in the other?—I do not know that it follows, quite.

Sir Sydney Waterlow.

5580. Possibly there would be more children, because, if the death-rate is lowered, a greater number of children would live than lived under the very disadvantageous circumstances before?—If the children remained the same the charge would be the same.

5581. But if we increased the rateable value of the property, and gave a greater security for the payment of the rates, no doubt the parish would be benefited?—Generally speaking, it would be so.

5582. And if all the parishes which the Metropolitan Board of Works represent are benefited, it is a benefit to the whole metropolis, is it not?—Yes.

5583. And that ought to be set, to some extent, against whatever may be found ultimately to be the cost of carrying out the operations under the Artizans' and Labourers' Dwellings Act?—Yes, that is a parochial benefit.

5584. But what is a collective parochial benefit is a benefit to the Metropolitan Board, because they represent the various parishes?—Yes, if the assessment is increased we can get more money.

5585. You told us what was the reserved price which was put upon the Whitechapel land when it was put up for auction; did the Board put any reserve price upon the other five plots which they sold privately to the Peabody Trustees?—No, there was no reserve; it was a contract made privately between the two parties, the Peabody Trustees on the one side and the Metropolitan Board of Works on the other.

5586. And there was no estimate?—No, it was their offer, and their offer was accepted.

5587. You told the Committee that at the commencement of the negotiations with the Peabody Trustees; and before the land was let a communication was received from them, stating that they were desirous of entering into negotiations for the site in question?—Yes.

5588. Did your Board receive any communications of a similar character from any other parties willing to negotiate?—The only communication was from Mr. Ough.

5589. That was a tender, was it not?—No.

5590. I ask whether the Board received any communication

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communication from any other society, or individual, asking to confer with the Board for the purpose of negotiating for the purchase of the site?—No other society. Mr. Ough made a communication to the Board the day after the auction took place, in which he made an offer to take it at 500 l. per annum with 25 years' purchase of the fee.

5591. Did not the Board in March 1879 receive a letter from Mr. J. Moore, the Secretary of the Improved Dwellings Company, running in these terms: "If the Metropolitan Board of Works do not receive tenders in reply to their advertisement, the directors will be willing to submit for the consideration of the Board, the amendments in the form of tender which they think are still necessary for the reasonable protection of the capital to be expended upon the buildings?—The only letter I have seen from Mr. Moore was one that came through the Home Secretary to the Board. It was sent to the Home Secretary, complaining of what took place at the sale, and mentioning that no public offer was made for the other sites; and the Home Secretary sent that letter on to the Board.

5592. This is addressed to the solicitor of the Board offering to confer with the Board in reference to the whole question?—I have not it before me, nor the answer.

5593. Before the land was put up for auction, did not some parties apply for permission to test the soil, for the purpose of ascertaining the character of the foundations required?—I cannot answer that question; it did not come before the Works and General Purposes Committee of the Board or the Board.

5594. Coming to the Act of 1872, can you give the Committee any information as to how many of the working classes were dispossessed by the Streets Improvement Act of 1872?—No, I have not got those facts before me; perhaps Mr. Goddard may be able to give that information; I have not it before me.

5595. Then perhaps I had better ask Mr. Goddard questions as to that improvement?—Yes, he would be better able to answer that question than I should.

5596. I presume you are aware that a very large number of persons belonging to the working classes were displaced by the operations of the Board, under the Act of 1872?—Yes, there must have been a good number. Some of the streets passed through artisans' dwellings.

5597. And there are still several of the sites set aside under that Act for workmen's dwellings, which have not yet been covered?—Three and a-half only remain out of 10; 6½ have been let.

5598. Have you any idea what became of the people so turned out, and for whom accommodation has been provided?—No, we believe that they generally locate themselves somewhere more or less in the neighbourhood, they received compensation for their displacement, and I suppose they considered themselves very well satisfied.

5599. Has not the destruction of these dwellings of the working classes in the neighbourhood, through which the Street Improvement of 1872

Sir Sydney Waterlow—continued.

runs, caused a very large amount of overcrowding in the immediate district?—I have not heard of any. Perhaps it would not come before the Metropolitan Board of Works, but I think I observed in the evidence of some of the medical officers that they did not speak of any great overcrowding in their respective districts.

5600. I presume you would readily admit that the street improvement of the last six or seven years, carried out by the Board, have been a large charge upon the ratepayers?—Yes, they have been a large charge.

5601. The land, even when sold for commercial purposes, at the highest price that it would fetch, has never at all recouped the cost of the improvements?—I think that is so, except in the case of two; Queen Victoria-street will almost recoup its money, and Northumberland Avenue, when the land is let, will recoup its cost, and produce a profit.

5602. I think you have expressed to the Committee your strong objection to the great cost of the Act of 1875, and assign that as a reason why we should not go on with it?—Unless some alteration should take place, unless Parliament should very much alter the terms of the statute.

5603. But has the cost been relatively greater than the cost of carrying out improvement Acts generally, such as the Acts of 1872 and 1877?—That is a very difficult question to answer. The view of the Metropolitan Board of Works is, that there is no sufficient return for the outlay expended.

5604. Speaking from your great experience, do you think there is any sufficient return for the money expended by the ratepayers, it being money expended in clearing unhealthy areas, thereby reducing the disease and the death-rate amongst the poor, and improving the sanitary condition of the metropolis generally; is it not as reasonable to spend money for that purpose as to spend it for making new streets, for facilitating locomotion, or making the Thames Embankment as a beautiful place of public resort?—I have already explained that; I am perfectly prepared, and so are the Metropolitan Board of Works, to spend any money in removing any slums throughout the metropolis, but it is another matter as to whether you should utilise that land for the purpose of building other houses at a cost which you can never recover.

Mr. William Holms.

5605. As to the Whitechapel and Limehouse site, which the Peabody Trustees bought at a lump sum of 10,000 l., if there was no restrictions whatever upon that property, and you had been able to put it up by auction to sell for any commercial purpose, instead of having the restrictions of building the same class of houses, what price would you have got?—The superintending architect of the Board reported to the Board that in his judgment, for commercial purposes, the Whitechapel and Limehouse scheme, close to St. Katharine's Docks and the London Docks, would be worth 9 d. per foot, and at 25 years' purchase, it would be worth nearly 1 l. per foot for the fee.

5606. What

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Mr. William Holms—continued.

5606. What does it work out altogether?—It is about 66,000 feet, and instead of being 10,000 *l.* it would be about 60,000 *l.*

Mr. Hollond.

5607. I see in the scheme which has been put before the Peabody Trustees, as to the rest of the six sites, a certain amount is reserved for street improvements; I presume if the land had been used for commercial purposes, about the same amount would have been also reserved for street improvements?—It depends upon what scheme you refer to. Take the Bedfordbury scheme; there part of Chandos-street was widened, but it would not be called by the Metropolitan Board of Works a metropolitan improvement, it would be called a local improvement, to which the Board would contribute one moiety of the cost.

5608. Taking the Whitechapel and Limehouse scheme as 13,334 feet, which you used for street improvements, do you mean to represent that the Metropolitan Board would not consider it a metropolitan improvement?—No; that question was asked at the last sitting, and I produced before the Chairman a plan of the area, and that particular plan shows plainly that the roads made there are nothing but roads for the necessary ingress and egress of the people living in those particular houses.

5609-10. There is one point with reference to the Amending Act of 1879, as to finding equally convenient accommodation for the working classes elsewhere; what efforts have the Metropolitan Board of Works made to find that provision. This is the Artizans' and Labourers' Dwellings Improvement Act of 1879, which amends the Act of 1875, and Section 4 runs thus: "Where it is proved to the satisfaction of the confirming authority, on an application to authorise or modify an improvement scheme, that equally convenient accommodation can be provided for any persons of the working class displaced by an improvement scheme at some place other than within the area, or the immediate vicinity of the area comprised in the improvement scheme, and it is also proved to the satisfaction of such authority that the required accommodation has been or is about to be forthwith provided, it shall be lawful for the confirming authority accordingly to authorise any such improvement scheme, or to permit a modification of any such scheme." Have the Board acted at all on that section?—No.

Chairman.

5611. The Metropolitan Board of Works never have attempted to do it?—No.

Mr. Hollond.

5612. Why not?—I cannot explain it, but I may explain the very contrary, that the Board have asked and obtained the consent of the Home Secretary to use the land acquired under the Artizans' and Labourers' Dwellings Scheme, to release other land under the Metropolis Streets Improvement Act from the liabilities imposed upon it.

O.105.

Chairman.

5613. That is to say, you have tried to get rid of the liabilities imposed upon you by the Statute with reference to a certain plot A, under the Metropolis Streets Improvement Act, in order to make use of it to get out of another liability under the Artizans' and Labourers' Dwellings' Act?—Yes, Coppice-row and Old Pye-street, surplus land has been allowed to be used for improved dwellings; it amounts to 21,860 feet in Coppice-row, and 16,826 feet in Old Pye-street, to relieve the Board from the restrictions put upon them in the Metropolis Street Improvement Act with reference to western improvements.

Mr. Hollond.

5614. Under the Streets Improvement Acts have you applied to the Home Secretary to allow the working classes to go into the houses which you represent as being empty in the neighbourhood?—I think we have; but I have not the letter before me.

5615. Have you ever represented that there are empty houses in a particular district, and that there is therefore, already, accommodation for the working classes in that particular district?—Yes, we have represented it, and especially so on the south side of the river. That was before we purchased land in Tooley-street at a cost of 20,000 *l.* for the purpose of replacing those displaced by the Tooley-street improvement, and we have let that which cost us 20,000 *l.* for 10,000 *l.*, for the erection of artizans' dwellings, and so have released the land with the frontage to Tooley-street, and can apply it to business purposes.

5616. You say that you have in some cases represented that there were a number of empty houses to which the working classes could go; you did it in the south of London, you said?—That is not generally done. I do not know that I can say that it has been done anywhere except in a very general way, because the present Home Secretary and the late Home Secretary almost kept us to particular spots and neighbourhoods. We have represented that there are a large number of artizans' houses being built, for instance, down at Deptford and in the outskirts of Bermondsey, and we thought that that might be sufficient to meet the displacement of those higher up and nearer London; but it was not considered so. We had to purchase the Pickle Herring Wharf land, and we have replaced them upon that spot.

5617. Then these were not old houses standing empty, but new houses which were being built?—Going down the South Eastern Railway it is all market garden ground, and that is rapidly being covered with artizans' houses; the question was whether those artizans' houses which were being built upon the vacant market garden ground could not be adapted for those which we were displacing, and whether we could not utilise the land for other purposes.

5618. How far were those houses from those which were pulled down?—A mile and a half.

5619. Did you make a representation?—A representation has been made.

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5620. I should

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[Continued.]

Chairman.

5620. I should like to see that letter very much; do you feel certain that there were some representations of that sort made?—Yes, I think so; they are very general, not referring to any particular spots; but they refer to the fact that there are these houses being built.

5621. But you cannot refer us to any letter?—No.

Mr. Hollond.

5622. You did not schedule any houses and say there are, in such and such streets, empty houses?—No.

5623. Did it not occur to you that it might have been a useful thing to do, because the object of the Act was to show that the displaced persons were replaced; and if you could have shown that there were certain houses which were empty in certain streets, would it not have facilitated the working of the Act?—If all the correspondence between the Home Office and the Metropolitan Board of Works were before the Committee, it would show that there was not much probability of a very favourable reply to any proposed arrangement of that kind.

Chairman.

5624. What the honourable Member inquires is, whether under the Act of 1879 you have attempted to satisfy the Secretary of State that there were other houses in which these people could live, or whether under the Streets Improvement Acts of 1872 or 1877, you have taken the same course distinctly pointing out to the Secretary of State where those persons could be housed?—Certainly, under the Act of 1877 we did so.

Mr. Hollond.

5625. Has the Metropolitan Board of Works ever put in force the 12th section of Mr. Torrens's Amended Act of 1879, the marginal note of which is, "Metropolitan Board empowers to enforce Act in case local authority fail to do so"?—Somebody must put the Metropolitan Board of Works in movement, and nobody has put the Board in movement.

5626. And that is not provided for in the Act?—No, there is no provision as to who is to put the Board in movement. I know that no representation has been made to the Board upon that question, and the Board has taken no action.

5627. You said you had a large amount of evidence as to the working classes living in the suburbs; have you anything more than we have here?—What I was referring to was the evidence that comes before me in my capacity as a member of the School Board. I have the last School Board schedules of the whole of the metropolis; the School Board divides the metropolis into blocks for School Board purposes, and those show clearly, as between 1871 and 1881, how almost every block, in every central part of the metropolis, is largely reduced in number from what they were in 1871, and how all the outer blocks of each central division have largely increased in number since 1871. It is not limited to one; it

Mr. Hollond—continued.

is universal in every one of them, therefore showing plainly and clearly that it has been going on for years, in consequence of this large migration from the central portions of the metropolis to the outer portions of the metropolis.

5628. That was the evidence that you alluded to?—Yes. I have the plans of the School Boards of the metropolis here, so that you could refer to any particular division of the metropolis.

Mr. Courtney.

5629. What is the size of each division?—They vary very much; Finsbury, Southwark, the City, Marylebone, Chelsea, and so on, every one of the boroughs are separate divisions, excepting Greenwich; that extends far beyond the Greenwich borough division. Lambeth is also much larger than the Metropolitan borough.

Mr. Hollond.

5630. One word with reference to your proposed Bill; you propose that the Board should be the authority for the whole of the metropolis? Yes.

5631. Do you consider the Board could carry out a scheme of that kind?—For what purposes do you mean?

5632. Only for the purpose of artizans' dwellings?—Only for the purpose of getting rid of the slums; the initiatory steps would be the medical officer of the district reporting to the Metropolitan Board of Works, that there was a house unfit for human habitation in Area A or Area B in his respective district, and then the Metropolitan Board would take action upon it; they would not take action unless moved by some authority of that kind.

5633. Would not the tendency of that be that the vestries would not put in force to the proper extent that they should do the Sanitary Acts, and would allow the houses to become slums?—I am afraid that they allow them to become slums now.

5634. Is not this question of the slums only one part of our General Sanitary Acts; could you have a divided authority to deal with it, one to deal with the houses when they have become slums, and the other to deal with the houses before they become slums?—The Act of Parliament which empowers local bodies to deal with slums is so difficult to carry out, that not a single vestry clerk, or a clerk of a local board, will advise their boards or vestries to take action under the statute.

5635. Which statute do you refer to?—I am speaking of what is called Torrens's Act, and Torrens's Amendment Act; under neither of those will any vestry clerks advise their boards to take action.

5636. But a great deal of action has been taken under them, has it not?—Yes; under the old Act, which enabled the authority to close a house, if unfit for human habitation; it was done in a large number of cases, and it was a useful Act, and if continued would have done great good.

5637. Should the expense of clearing away the slums

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[Continued.]

Mr. *Holland*—continued.

slums fall upon the whole metropolis?—I have hardly formed an opinion upon that; it seems rather hard if the local body are neglectful of their duties that the cost of improving it should be thrown upon the whole metropolis, yet perhaps upon the whole it is the better course.

5638. Do you think a compromise would be good; such as putting half upon the common fund?—That is the course which we pursue in the Metropolitan Board of Works as regards local improvements; we leave the local authority to pay half and we contribute the other half. It is not at all a bad idea to put it in that form.

Mr. *Torrens*.

5639. Do we rightly understand that the views you have stated so fully to the Committee as regards the duty and policy of the Board, are entertained by the Board generally, or are they only your own individual opinions?—I think I have expressed very generally the views of the Board. I think the views of the Board, as expressed in the Paper I put in as regards the abatement of nuisances, are strictly in accordance with what I have expressed as my own views, that is to say the suggestion that the Board should be empowered to abate all nuisances by simply removing them, and then leaving it.

5640. Do you regard overcrowding and all the incidents that follow from it, as a matter to be dealt with in the nature of a nuisance?—No; overcrowding can be so much more easily dealt with by the local authority.

5641. How?—Their medical officer of health ought to inform them when houses are overcrowded; they have only to take the matter to a police magistrate.

5642. But the difficulty is in the physical impossibility of executing such a law, is it not, if there is no place for the people to go to?—I can only deal with facts as they stand. The law says you are not to overcrowd.

5643. But let me say that Parliament said very distinctly, by the mouth of the Right honourable Chairman, and by much humbler individuals, that the Metropolitan Board of Works, or any other board, shall not overcrowd the population; but I gather from you that you did not feel the check that Parliament intended to impose upon the Metropolitan Board of Works, because you have told us the duty of the Board was to pull down the houses and get rid of the population?—Yes, to get rid of the slums.

5644. Slum is a compound term, it consists of a house and its inhabitants?—I used the word "slums" to express the houses that are found to be, and declared by the medical officer to be, unfit for human habitation.

5645. I speak of population; the population of the slums is the subject of Parliamentary care, and Parliament has said that it passes these Acts for the purpose of making better provision for the habitation of the working classes, and it empowers the local authorities and vestries; and it empowers the Metropolitan Board of Works for the whole town to execute those laws; and part and parcel of those laws, as the honourable Member for Brighton has remarked, is to pro-

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Mr. *Torrens*—continued.

vide better dwellings. I understood you to say that you did not consider it was the duty of the Metropolitan Board of Works, and that it might be left to itself?—Yes.

5646. That is to say, the Metropolitan Board of Works is in antagonism with Parliament?—That is putting it rather strongly.

5647. I wish you to explain why it is not so; I speak in the presence of the late Home Secretary and the Chairman of the Metropolitan Board of Works; I may have misunderstood you, and I think other honourable Members did, when you put it plainly that the Board had come to the conviction that their duty was to get rid of the slums and the inhabitants, and not make any provision for them, and you used the expression in various forms that the people might be allowed to provide houses for themselves; have I translated your words correctly?—The views of the Board as I understand them are these, that the provision made in this particular statute, the Artizans' and Labourers' Dwellings Acts does seek to remedy the evil of these respective slums at such an enormous cost that it is impossible for the Board to properly carry it out.

5648. That is not my question; the Act of 1872 charged you with the duty of making some provision where you expelled a great number of people, because it was desirable to make the Clerkenwell-road Improvement?—Yes.

5649. I think you told the Right honourable Chairman that you had made no such provision?—Yes.

5650. Why not?—The Act of 1872 has been carried out.

5651. As far as dilapidation, but not as far as providing adequate dwellings is concerned?—That Act of 1872 set apart certain blocks, and $6\frac{1}{2}$ out of 10 blocks have been let, and artizans' houses built upon them.

5652. Have not the blocks for a series of years been left vacant?—Three and-a-half only are vacant now, and the rest have been occupied.

5653. They are now, but have I not myself as member for the district represented to the Metropolitan Board of Works as one of a deputation again and again that the provisions of the Act have not been carried out, that the people are overcrowded in these districts to a lamentable degree, and that they have not gone into the suburbs as you seem to imagine, but that they are there in the surrounding districts, and that you have not carried out the Act which charged the Board with the duty of making some provisions for them?—So soon as we obtained anything like what we considered a fair price for those blocks, they were sold to respectable parties.

5654. Will you tell the Committee what "so soon" means; the Act was passed in 1872; that is now nine years ago?—Yes.

5655. How many years were they lying vacant?—I do not think they were lying vacant so very long.

5656. Were they lying vacant for five years?—I can give you the particulars when each block was let. I gave the details when every block was let. The first block was let in September 1876.

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5657. That

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[Continued.]

Mr. Torrens—continued.

5657. That would be four years after the passing of the Act?—Yes.

5658. You are under the impression that the tendency of the population is to migrate to the suburbs?—Yes, I am perfectly certain of it.

5659. I should like to see the proof of that; I understood you to give as an instance the City of London?—I gave the population returns for the City of London.

5660. The City of London is the smallest municipal denomination of the 10, is it not, by a great deal?—Yes.

5661. Marylebone and Finsbury and Lambeth are seven times the size of the City of London; therefore what occurs in the City of London as regards population can hardly be given as an example of the tendency of the population of London generally?—Westminster has also decreased.

5662. What is the population of Westminster as compared with the great centre of population?—It is 228,000 out of 3,832,000.

5663. That is not half the other great boroughs; was not the depopulation in Westminster and in the City, under the Streets Improvement Acts, entirely owing to the desire of improving the streets, and obtaining more accommodation of a superior kind for persons of capital and for the higher classes?—I do not think so; if you go through all the blocks of Westminster as regards children, and if you multiply the children by $6\frac{1}{2}$, that gives the amount of adults, and I think I could show to you those that have increased and those that have decreased.

5664. You said Westminster indicated in no degree a change for the better or worse in overcrowding?—That is so.

5665. Are we, as a Committee, to take that as a proof that the population of Westminster tends to go into the country?—There is a tendency to improve old property.

5666. You said, I think, in answer to the honourable Member for Maidstone, that it was not the duty of the Board to inquire what became of the population you expelled on either side of the Clerkenwell-road Improvement under the Act of 1872, but that you were under the impression that they went into the country?—I did not say that. I said we had not taken any steps to ascertain where they had located themselves, nor had we any means of doing so; no doubt they found their way towards Islington.

5667. If the vicar of Islington or the vestry clerk of Islington were called and stated that the effect of that street improvement was to overcrowd all the district of Clerkenwell, and the surrounding lower portions of the City, would you be surprised?—There might be some individual spots where there might be some overcrowding, but I should say that the increase of population in Finsbury has been at the very outskirts of the borough of Finsbury.

5668. I want to know whether the condition of the still upstanding districts of the town where great improvements were made, is not worse than it formerly was, and whether it is not enormously overcrowded. If I told you that Lamb's Conduit-street, which 15 years ago was a street of traders and respectable middle-class people, is

Mr. Torrens—continued.

now like a beehive, every floor being inhabited by a separate family in consequence of the overcrowding, the direct result of no provision having been made when the great Clerkenwell-road Improvement was made, would you question it?—No, not if you told me so. I should like to see our map, and then I could give it you.

5669. Take K. as an instance?—In K. there were 1,007 children in 1871, and there were only 717 in the Easter of this year, therefore the population of that block has largely diminished.

5670. That is not my question; I want to know whether the 700 are not more packed than the 1,000 were; how many houses are there left in that block?—I do not know; I have not the details as to the number of houses.

5671. You are taking a test which is no test at all. The Metropolitan Board of Works have knocked down scores of those houses, have they not?—The question is where they had gone to.

5672. You assume that they have gone into the country; you said that the tendency was for the people to go into the country; I ask you whether the tendency is not that the people must go. Have they any volition left? Is the Board to over-ride the Parliamentary decree, which says that you shall make provision, by making no provision and intending to make no provision. You asked Sir Richard Cross and then Sir William Harecourt to release you from your obligation, and you say that your reason for desiring that is sufficiently accounted for by the tendency of the population to go into the country?—I may perhaps answer the question in this way: The number of artisans' houses that have been built during the last few years in the outskirts of the metropolis have been so many hundreds of thousands that I do not believe it is possible that you can show, or that anybody can show, that the migration of those persons into those houses has been caused by any necessarily forced displacement that took place in the centre of the metropolis.

5673. You are competent to form a theory, no doubt, but Parliament has made up its mind that society should not be segregated in that way, and it has said under the Street Improvement Act or the Artizans' Dwellings Act, a sufficient number of houses should be built in some shape or form for the population who are unearthed. Do I understand you to say that, in your opinion, the duty of the Metropolitan Board of Works is to set aside those Acts of Parliament, and to refuse to make that provision, and to trust to the people going out into the country?—No, I have not said that. I say that as long as the Acts of Parliament are in force it is the duty of the Metropolitan Board of Works, who are only administrators of the law, to act loyally and faithfully to the statute; but we are anxious that Parliament should also act so as to make it the duty of the Board to get rid of the slums and leave natural causes to replace that population where it is most suitable.

5674. In the meantime you do not institute the necessary steps?—We have faithfully carried out our duty.

5675. I thought

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Mr. *Torrens*—continued.

5675. I thought you said you had made no provision?—We have carried out the statute faithfully to its utmost extent; we have sold the land to the Peabody Trustees; we have not permission to clear the land, therefore we cannot deal with it.

5676. Have you not told the Committee that in letting the land at a fictitiously low price to the Peabody Trustees, you did that which resulted in providing for a different class of persons to those unearthed?—Not that we did it.

5677. Did you not say that that was the result?—That was the result unquestionably.

5678. The Board thought it justifiable to saddle the town generally with the enormous loss under Sir Richard Cross's Act in order that the Peabody Trustees might have cheap sites to provide wholesome dwellings for a different class from that which Parliament avowedly had in view when it passed the Act?—The Metropolitan Board of Works has nothing whatever to do with the class; they have nothing to do but to see that a certain number of habitations are constructed to replace the number displaced. The Peabody Trustees have provided suitable accommodation.

5679. Do I understand you to say that it would be a fulfilment of the trusts of the Act if you gave sites to a body of trustees to provide better chambers for lawyers and medical men?—The schemes themselves set out all this; they show that the inhabitants are not to be charged more than a certain price. I am informed that the limitation was that the Peabody Trustees were to take none that were gaining a wage of over 1*l.* per week, and since then it has been raised to 1*l.* 3*s.* 10*d.* per week.

Chairman.

5680. That is their rule, but there is no contract to that effect?—Quite so.

Mr. *Torrens*.

5681. The Peabody Trustees may make whatever rules they please?—We have no power to control them.

5682. And therefore having no power to control them, I ask as a man of business, was it not your duty to let the land impartially to the highest bidder; have you the right to let the land at a differential rate to the Peabody Trustees, seeing that the result has been to provide for a very different class to those who were expelled?—I can only answer that question in the same way, that after every consideration, and after conference with the Home Secretary, we came to the conclusion that the right thing for the Board to do was to accept the offer of the Peabody Trustees.

5683. Then the Act is so far defeated that it was not to provide better houses for the artizans and labourers, but to provide better houses for persons you thought it right to have as tenants?—We had nothing to do with the persons who replaced those who were displaced. We displaced a certain number of persons, and a certain number of persons are replaced, but what

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Mr. *Torrens*—continued.

the relation of the replaced bear to the displaced persons the Metropolitan Board of Works has nothing whatever to do with, nor is it any consideration of theirs.

5684. Then at that rate the Metropolitan Board of Works would not be the proper body for Parliament to entrust with that most important discretion, because, as I understand, you do not think it any part of your duty?—Parliament should have passed a different statute and should have required more strict details with reference to the replacement of those displaced; but they did not do so.

Mr. *Courtney*.

5685. Have you the agreement between the Metropolitan Board of Works and the Peabody Trustees?—I have.

5686. Will you read Clause 8 to the honourable Member?—"The governors will, on each of the plots hereby agreed to be sold, erect blocks of buildings suitable for use and occupation as dwellings for artizans and labourers and other persons of the working class within the meaning of the Act of 1875, and such blocks of buildings shall be built in all respects in strict accordance with the provisions of the scheme relating to such plot as modified by the Provisional Order of the Secretary of State for the Home Department."

5687. You have got stipulations from the governors of the Peabody Trustees that they will build blocks of dwellings for the labouring classes, in compliance with the Act of 1875?—Strictly so.

Mr. *Torrens*.

5688. But the result of their dealing with the Peabody Trustees has been, that they have provided very good dwellings for a different class of persons?—The result has been not to replace the same persons displaced, but a totally different class.

5689. So that the intention of Parliament, in that respect, was not fulfilled?—I cannot say what the intention of Parliament was; I should say the intention of Parliament never was to replace the same persons, because they would have said it, and they avoid saying so.

5690. Then why did the Board ask the Secretary of State to relieve them from the obligation?—We have never asked the Secretary of State to relieve us from the obligation.

5691. Not to provide dwellings?—I understand you are dealing with the replacement of the particular persons displaced.

5692. I am dealing with the tendency which you have told us prevails?—When you have displaced a large number of persons of very low class and character, with whom you could never get any respectable body of persons to live, the tendency is that they should be scattered, and you get necessarily new habitations, and a different class of persons who can live together with comfort to one another.

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5693. There

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Mr. RICHARDSON.

[Continued.]

Chairman.

5693. There is a general rise, the people who are displaced going to empty houses, which the people who inhabit the new dwellings come from?—No doubt, eventually it will arrive at something of that kind; but referring to the place which the honourable Member speaks of, the people were all Irish of the very lowest character; I asked the question where they had gone, and I was told that some had gone south, some east, and so on; no one can tell where they have gone, but they always herd together; they are of the lowest class of Irish.

Mr. Torrens.

5694. Are you speaking of Whitechapel and Limehouse?—Yes.

5695. Now, applying the same observation to the great clearance made from west to east, for Clerkenwell, and the surrounding parishes; does the same description apply?—There is no requirement under the Metropolitan Improvement Acts with respect to replacement. All that the Metropolitan Streets Improvement Act requires is, that certain plots shall be let for artizans' dwellings, and when we have provided those plots for persons to build artizans' dwellings upon, we have complied with the statute. We have nothing to do with the persons displaced, as to where they go, or as to the class of persons coming into these houses when built.

5696. But you are under the impression with regard to the clearance made under the Improvement Act of 1872, that the population have gone into the suburbs?—I see thousands of houses being built in the suburbs, and I conclude that it must be so.

5697. You infer from theory that they have gone?—I infer it from the fact that they have gone, and I can come to no other conclusion from the facts that are before me than that the working classes are largely migrating from the central portions of the metropolis into the outskirts.

Chairman.

5698. Why is that, is it that they have been driven out?—I cannot think that so many houses have been built for those being driven out.

Mr. Torrens.

5699. Has it come within your cognizance as a member of the Board, that large employers of labour have lately, in order to meet the difficulty, purchased up tumble-down houses in the neighbourhood of their own manufactories and rebuilt them so as to have their people near them?—It is not within my knowledge.

5700. Have you heard that Combe, Delafield & Co. have done that?—I have not heard it.

Mr. Hastings.

5701. Have Messrs. Pfiel and Stedall, the great ironmongers, done the same?—I have not heard it.

5702. Are you acquainted with the working of the Improved Dwellings Association, and the

Mr. Hastings—continued.

condition of the artizans and labouring classes in other towns of the kingdom?—No, I am not acquainted with them at all.

Mr. Bryce.

5703. Do you keep any record, or have you any statistics showing what becomes of the people turned out?—No, we have no records; I have asked a few questions of our own officers who have to do with these people; they pay the compensation when they leave the places, but I can get no evidence of it.

5704. May I take it that what you tell us is simply your own impression?—Yes.

5705. You have no figures upon which you can base it?—No more than what I have said as to the School Board figures, which show that the central portions have largely decreased and the outside portions have largely increased in population.

5706. Is it the case that the displacement by railway works has rather diminished of late years?—Yes, there must have been a less amount of interference with the metropolis by railway companies during the last few years than there was before.

5707. You do not keep statistics in the offices of the Board of Works which show the amount of displacement from year to year?—No.

Sir Henry Holland.

5708. I understand you to say that you would specially desire to see an enlargement of the powers of closing bad and unsanitary houses?—Yes, certainly.

5709. Should you be inclined to agree with Mr. Rodwell that under the Act the arbitrator might fairly have a powersomething like the power which local authorities have under Mr. Torrens' Act, to close houses unfit for human habitation?—I should prefer to have it done through local officers, and the Board would be more competent to do it; I think that it would be better done under the medical officers of health of the different districts.

5710–11. What would be the earliest stage in proceedings under the Act at which you would give the Metropolitan Board of Works or the local authorities power to close houses absolutely unsanitary?—Very much the same as was granted under Mr. Torrens' first Act; that when a medical officer declared a house to be unfit for human habitation, the local authority had to take the matter before a magistrate, and get an order for closing it; the evidence of the medical officer was given to the magistrate, and the magistrate gave an order for the house to be closed.

5712. Those were the proceedings under Mr. Torrens' Act, and I understand that you would adopt some similar proceedings?—The Artizans' Dwellings Act goes a great deal further than that; dealing with the question as I am putting it, it is only dealing with individual cases here and there; but the Artizans' Dwellings Act deals with an area.

5713. I am perfectly well aware of that, but I thought I understood you to say, that you would desire when proceedings were taken under the Artizans' Dwellings Act, that still there should

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Mr. RICHARDSON.

[Continued.]

Sir Henry Holland—continued.

Chairman—continued.

be the power to shut up and close houses absolutely unfit for human habitation, and that the power should be given earlier than it is now given?—No; what I wish to convey is this: if Parliament were to give greater power for the closing up of houses that were declared unfit for human habitation, inasmuch as a great number of them are generally at one spot, and if that power were to be carried out effectually by the Metropolitan Board of Works, accompanied by another statute, which prevented the owners of the houses from building after they were demolished upon the old footing, and the areas of these respective houses were left unutilised in the ordinary course of things, the owners of the property would combine to purchase them, and they would be gradually utilised in a way that was most profitable to the owners, and without any expense to the ratepayers at all.

5714. Turning to another matter; you pointed out in answer to Question 5246, that you were not owners of the property even after the tenants had got the compensation given by the official arbitrator, that other persons came in and occupied the houses, and that when you wanted to turn them out, they said, "No, we want compensation"?—Yes.

5715. You would therefore desire to see some power given to prevent that re-occupation of rooms in respect of which compensation has been paid, would you not?—It would be very desirable to do so; we are obliged to give the compensation within 30 days of the final award if claimed, and we are not the owners.

5716. We understand that, but what power would you wish to be given to meet that objection?—It would be desirable to enact that when compensation is once given, the parties should yield up possession at once; but it is almost impossible when you come to the conveyance of the property to provide for that, unless compensation has been given to the owner for the fee, because he has the right, until he has received compensation for the fee, to the rent of his property, and it would necessitate many other arrangements.

5717. Might not you have by Act of Parliament some similar power given in case a house was in an unsanitary state?—We have that power now; where the houses under the Artizans' Dwellings Act are proved to be unsanitary, the Home Secretary has given us power to close them.

5718. Before you get your conveyance executed?—Yes, before or after.

Chairman.

5719. I gather that what you, individually, would want would be this, that you would like the Metropolitan Board of Works to have the power of destroying these slums when the areas were required?—Yes.

5720. But when you have accomplished that object you do not think there ought to be any obligation put upon you to house any other persons, or the same class of persons as those displaced?—I think the natural course of things would provide all that was necessary if Parliament provided.

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ment would let the action of the Board simply be limited to getting rid of these bad places.

5721. Having read your evidence, I gathered from what I read that you are quite prepared, and think it right, that the Metropolitan Board of Works should have the powers of destruction provided in the Act?—Yes.

5722. But you do not want the obligation of reconstruction of the houses to be put upon you at all?—I conveyed rather that we should have the power of controlling the reconstruction, because it is necessary that the reconstruction should be in accordance with proper sanitary arrangements.

5723. Will you confine yourself to destruction; so far as destruction goes, are you of the same opinion as I am, that it is necessary that something of this kind should be done?—Clearly so.

5724. And if done, that it would greatly contribute to the health and comfort of the whole metropolis?—It is most desirable that it should be done.

5725. Confining yourself to that part of the statute, the question of destruction, I want to ask whether there are any amendments of that part of the Act upon which you would like to make a suggestion to the Committee, confining yourself to the present Act, and also confining yourself to destruction?—If my views were carried out, the Artizans' and Labourers' Dwellings Act would cease to exist; it would be repealed.

5726. What you have practically stated is, that you wanted the Act swept away?—Yes.

5727. We are both agreed as far as the destructive power of the Act is concerned, that it should exist in some form or shape?—Yes.

5728. You have studied the clause in the Act of 1875, relating to the compensation to be given?—Yes.

5729. And you have studied the clause in the Act of 1879, enlarging that power?—Yes.

5730. Can you suggest any improvement in in those particular clauses relating to the compensation to be given which you would suggest to the Committee for adoption?—I would rather not answer that question definitely; it is a purely legal question; but the legal advisers of the Board do not consider that we have got any great advantage from the Amendment Act of 1879, and they find that official arbitrators do give as much compensation as they did before.

5731. That we shall have proved when we get your papers, but supposing we take one of the bad houses in an area; at the present moment the arbitrator has to consider the condition of that house, and what it will cost to put it in repair?—Yes.

5732. Would you enable the arbitrator to say, in my opinion this house is absolutely unfit for human habitation, and therefore I shall only deal with it as land and old materials?—That is my opinion; a house unfit for human habitation should be treated as a crime in itself, and no compensation whatever should be given for that house, and nothing more than the land and the materials should remain the property of the owner.

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5733. A further

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Mr. RICHARDSON.

[Continued.]

Chairman—continued.

5733. A further amendment of that particular section of the Act of 1879, in that direction, would, in your opinion, be considerable assistance?—It would be a great assistance, because what I know to be the case is this: When a house is declared to be more or less unfit for human habitation, a very small amount of improvement is made by the owner of it, and he claims four or five additional years' value, and gets it, so that it is a loss to the ratepayer instead of a gain.

5734. I presume, in considering the question of compensation for a particular house or plot of land, reduced to land, in one of these unhealthy areas, you would only pay for the land as it stands, with all its bad surroundings?—I would only pay for the land as it stands.

5735. That is to say, you would not take into consideration that you are going to sweep all the rest away, and be able to sell it at a fair price, but only give what it is worth, with that bad property around it?—Yes, for this reason, to make it suitable for sanitary purposes, every one who carries out these Acts knows that we shall have to purchase a quantity of property which is not insanitary, and which has large trade claims upon it. We purchase that to throw into the area, to make the whole area habitable, and fit for proper dwellings.

5736. Now, I want to take the case of a good house, a perfectly habitable house, in the middle of this insanitary area; how would you treat that?—I should treat it as a house entitled to be dealt with under the Lands Clauses Consolidation Act, and it would have its full value, but its full value ought to be considered in relation to its surroundings, and not apart from its surroundings. A house there cannot be worth the same as a house in a good area.

5737. Would you give the owner of that house anything for compulsory purchase; would you give him the usual 10 per cent. or not?—If he fulfilled his public duties, and no complaint could be made against him, I do not see how you could help treating him the same as anybody else; it is only fair to give him what the Lands Clauses Act would give him.

5738. I believe you wish to make some observation about the tenants?—Yes; it is a question that has been in my mind. Assuming that you are going to close a house which has been declared unfit for human habitation, the question is, are you to consider that the tenants of the house who are to be displaced are at fault, or should have any blame laid to them; I do not think you could fairly do that. If you remove any one of the artizan class, and force him to leave the house, even though it is very bad, I cannot help thinking that, inasmuch as he is forced out, it is only fair to give him some compensation.

5739. Then you agree with the action of the arbitrator?—Yes.

5740. It comes to a comparatively small item, does it not?—Yes.

Sir James M'Garel-Hogg.

5741. It used to come to a large item before, did it not?—When Sir Henry Hunt gave 15 l. a house it did.

Chairman.

5742. As far as Mr. Rodwell is concerned, you do not object to his action?—No.

5743. Now, as to the reconstruction; you say that you think that there ought not to be any obligation to reconstruct?—Yes.

5744. The honourable Member for Finsbury asked you a question as to whether you did not think, in using that statement on behalf of the Metropolitan Board of Works, you were placing yourself in diametrical opposition to Parliament?—The Paper I put in shows the views of the Metropolitan Board of Works, and their proposals for the alteration of the Act. They ask for the repeal of the Act, and they ask for two new Bills to be passed; but I think I may say that my views are not very discordant to those there expressed.

5745. That is in direct opposition to the direction of Parliament, as expressed in Mr. Torrens' Act?—Yes, as expressed in that Bill.

5746. And as expressed also in the Streets Improvement Acts of 1872 and 1877?—Yes.

5747. Have you ever read the Standing Orders of the House?—Perhaps not upon this point. I know there are Standing Orders upon it.

5748. Let me read the Standing Orders relating to this point, and you will be able to tell the Committee whether your views are not exactly opposed to what Parliament has laid down. The first is the 184th Standing Order: "In every Bill by which power is sought to take in any city, town, or parish, 15 houses or more, occupied wholly or partially as tenants or lodgers, by persons belonging to the labouring classes, a clause shall be inserted to enact that the company shall, not less than eight weeks before taking any such houses, make known their intention to take the same by placards, handbills, or other general notice, placed in public view upon or within a reasonable distance from such houses, and that the company shall not take any such houses until they have obtained the certificate of a justice in England and Ireland, and of the sheriff in Scotland, that it has been proved to his satisfaction that the company have made known their intention to take the same in manner required by this provision." Then the 185th is, "In every such Bill, a clause shall be inserted, if applicable, requiring the promoters to procure, within a time to be limited, sufficient accommodation for persons belonging to the labouring classes, who will be displaced under the powers of the Bill"?—Is that carried out in the case of every Railway Bill?

5749. It is a Standing Order, and must be?—I have read many Railway Bills, and do not see that that is carried out.

5750. That being the Standing Order, your views, as hitherto expressed, are opposed to it, are they not?—Yes, we find that the replacement and rebuilding of these houses upon this area, has cost, in the Whitechapel and Limehouse Scheme, no less than 38 l. per head, man, woman, and child; and if we work it out in the Goulston-street Scheme, it has cost the ratepayers no less than 60 l. per head, man, woman, and child; and the Board's opinion is that if there is anything to be done in that way, it might be done at a very much cheaper cost to the ratepayers than it is being done under this statute.

5751. Supposing

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Mr. RICHARDSON.

[Continued.]

Chairman--continued.

5751. Supposing that part of the statute cannot be swept away, and Parliament will not consent to sweep it away, have you any suggestions to make for the improvement of that part of the Act?—The suggestion is to leave us perfectly free to let the property for commercial purposes.

5752. That is destroying that part of the Act altogether. If that principle is to be maintained that there must be some provision to see that all these people are not turned out of houses eventually, and that there must be some provision eventually made for housing some of the population, my question is, whether you have any suggestions to make for the improvement of that part of the Act?—I think that the improvement I would suggest under the circumstances would be that if we could show to the Home Secretary for the time being that there were a large number of working men's houses recently constructed within a mile of the area, it ought to be considered sufficient for the purpose, so as to avoid the required rebuilding upon that area.

5753. Did you ever read before you came into this room the provision of the Act of 1879?—Yes, again and again.

5754. In what does it differ from the statement you have just made?—The Act says that equally convenient accommodation shall be furnished to such persons as have been displaced within the area or immediate vicinity of the area; that I take has been considered by the Home Secretary to mean that it must be within some comparatively short distance. I do not see that it has been otherwise accepted, because there have been some houses built at Deptford and at other places at a like distance.

5755. It must be a question of degree?—Yes, and as a question of degree I believe it is taken to mean within a short distance. It is impossible to find an area in a densely populated place to build houses upon except at great cost. If we could go into the outskirts of the town and buy land there we could replace the number of persons at a very small cost, and utilise the land that has been left open and uncovered for commercial purposes.

5756. Did you receive a letter from the Secretary of State soon after the passing of the Act with reference to that clause?—I cannot remember.

5757. It is rather of importance that you should remember, because this is your difficulty; it is an extraordinary thing that you should not remember having received it?—I have so many duties to perform that my memory is not as fresh as it might be.

5758. This is rather an important point, is it not. Has this particular section been under the consideration of your Board?—It has been under discussion under the advice of our solicitor from time to time, but I cannot remember the details distinctly.

5759. As this is the particular point you object to, should not your attention have been specially directed to the amending Act. As I understand the passing of that Act made no impression upon your mind?—Yes, it did; it was the subject of much consideration, but practically more on the compensation part of it than on the other part.

O.105.

Chairman—continued.

5760. I am dealing with the replacement question?—I could not answer any further than I have done.

5761. Have you any recollection of receiving that letter (*handing a letter to the Witness*)?—It is dated the 12th November 1879, from Whitehall, and it is signed by Godfrey Lushington, and directed to the Clerk of the Board. "Sir, I am directed by Mr. Secretary Cross to acquaint you, for the information of the Metropolitan Board of Works, that he desires that the attention of the Board should be called to the Artizans and Labourers Dwellings Improvement Act, 1879" (42 & 43 Vict. c. 63); I am to point out to you that the Act confers important facilities for carrying out the schemes under the principal Act, viz., "The Artizans and Labourers Dwellings Improvement Act, 1873." By the 3rd section of the Act of last Session, the amount of compensation will be considerably diminished in cases where the house or premises proposed to be taken can be proved to the arbitrator to have been at any time between the date of the official representation and that of the confirming Act, a nuisance within the meaning of the Acts relating to nuisances. The 14th section enables the confirming authority to relax the restriction imposed by the principal Act, by which it was necessary that the accommodation for the persons of the working classes should be provided within the area affected by the scheme, or in its immediate vicinity, unless there were special reasons to the contrary. Mr. Cross therefore trusts that the Board will take advantage of these facilities to promote schemes under the principal Act. I am to add that the Secretary of State feels quite sure that he may rely upon the Metropolitan Board of Works co-operating with him, in doing all in their power to put an end, as early as possible, to the scandal that would otherwise attach to the metropolis from the continued existence of those "rookeries" which have, at present, such a moral and social effect for evil as to be a disgrace to a highly civilised community, and which he is confident, from past experience of their public spirit and energy, it is the anxious wish of the Metropolitan Board of Works to remove without delay." I do not remember having seen that letter myself. I may have been absent at the time it was read.

5762. You do not think you have ever seen that letter before?—I do not think I have personally read it. No doubt it was before the committee of the Board.

5763. But you have had a great deal to do with the question?—Yes, I am a member of the committee, but I may have been absent when the letter was read and considered.

5764. But this is a particular point upon which you seemed to have formed a very strong opinion?—Yes.

5765. Can you explain to the Committee how it was that you never saw that letter before?—I was under the impression that it was not the view of the Home Secretary that we should go very far away.

5766. What was the answer that was sent to that letter?—I understand that there was only a formal acknowledgment.

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5767. The

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[Continued.]

Chairman—continued.

5767. The answer to that letter was only a formal acknowledgment?—Yes.

5768. You cannot tell us after the formal acknowledgment whether, following out the question of the honourable Member for Brighton, the Board ever took or attempted to take any action under that particular part of the Act of 1879 to convince the Secretary of State that there was no necessity for tying you up so tight as you have been tied?—I think I explained it sufficiently by this, that every one of the places we were able to deal with was let to the Peabody Trustees, and being so let to the Peabody Trustees we were anxious to utilise the remainder of those sites, all that was surplus, in releasing the Board from the Metropolitan Streets Improvement requirements, and for this purpose the surplus lands were let to the Peabody Trustees.

5769. That is not what I ask you. You have attended perpetually the meetings of your committee?—Yes, again and again.

5770. You do not recollect at any of your meetings any suggestion being made that you should apply to the Secretary of State under the provisions of that part of the Act of 1879?—No, because we were quite prepared that those particular sites should be employed for artizans' dwellings purposes, and not only those particular sites, but any surplus land that there was there should also be applied for artizans' dwellings purposes in order to release other property which we could make use of to far better profit.

5771. Then do I rightly understand you that you do want that all those places for which you have confirming Acts should be gone on with at once?—We do so.

5772. And you do not think there is any necessity in those particular cases to ask for relief under the Act of 1879?—That is not before us until the land is cleared; then the question will be whether we can utilise any of the land in a better way by applying to the Home Secretary for other land; but it is not before the committee at present.

5773. Then you will go on in the same hand to mouth way; you do not lay your plans beforehand; but when you come to a sudden step, you say, What step shall I take next?—At the present moment the Board is clearing the land for the benefit of the Peabody Trustees.

5774. Therefore you do not think it necessary to make the smallest application to the Secretary of State to remove this grievance, which you say is a very great grievance; and until you come to a particular stage of your plans, you do not take them into consideration?—But if the superintending architects can suggest any other land that will be more useful for us to apply to artizans' dwellings, relieving us of the obligation with regard to that which would sell at a higher price, his report would be taken into consideration, and we should apply to the Home Secretary.

5775. But if you had had your attention called to that letter some time ago, you, individually, would have taken a different action, would you not?—I am not certain, because we were anxious to get our street improvements carried out, and we wanted to utilise these sites to carry out the street improvements.

Chairman—continued.

5776. In fact, as far as I can understand, your main attention has been devoted to the Street Improvement Scheme?—I will not say that. We have found ourselves charged with all kinds of misdemeanours because we could not complete or enter upon the new street from Tottenham Court-road to Charing Cross and the other one that crossed it; we have been charged with all sorts of crimes for not doing it, and we say, it is not our fault, but Parliament's fault; because they have trammelled us with this particular section; we wanted to release ourselves by utilising this land set apart by statute for artizans' dwellings, and applying our surplus land to the benefit of the central improvements.

5777. In what stage of proceeding is the scheme which is most forward next to those sold to the Peabody Trustees?—There are three which we have asked over and over again for permission to pull down; they are, St. George the Martyr, Southwark; Essex-street, Islington; and Bowman's Buildings.

5778. As far as those three schemes are concerned, do you mean to make any application to the Secretary of State to relieve you from this obligation?—I cannot answer that question, because the subject has not come before the Committee at present.

5779. When were those schemes confirmed by Parliament?—Some time ago.

5780. I want to know the exact date. Now take St. George the Martyr Scheme, No. 6, the date of the Improvement Scheme was the 10th of November 1876; when was the scheme confirmed by Parliament?—The 12th of July 1877.

5781. When was the final award made?—In July 1880.

5782. We are now in July 1881. That is to say, the final award and everything has been finished for a year?—Yes.

5783. Do you mean to say that during that year you meant to make no application to the Secretary of State under the Act of 1879?—I do not think the matter would come before the Committee until the land was cleared, and we have never been able to clear it.

5784. You would allow this thing to remain as it is without making any application or taking a step beforehand until you actually get possession of the land?—I think that has been the course of the Board hitherto.

5785. The course of the Board has been to proceed step by step, and never to look forward to the second step until you had completed the first?—I think that will be putting it correctly.

5786. Does not that account for a great deal of the delay which has taken place in this matter?—It has not led to any delay hitherto.

5787. Surely it has caused a great deal of delay; this matter has been pending for a year; you might have got the permission of the Secretary of State under the Act of 1879, so as to have been ready to issue your notices directly you got his opinion?—That is a delay that may be, not has been.

5788. Have you considered what price you are willing to take for any of these three schemes?—I do not think it has been brought before the committee. We do not consider those things until the land is cleared.

5789. Have

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[Continued.]

Chairman—continued.

5789. Have you considered how you will advertise, or enter into any negotiations?—No; the usual course will be followed; as soon as it is certified by the superintending architect that it is capable of letting it will be brought before the Board.

5790. Who is superintending the cleaning of any one of these plots?—There is no clearing going on; when the permission is given by the Home Secretary to clear, the superintending architect will enter into the necessary arrangements. The houses are sold by public auction, and the parties purchasing the bricks and mortar have to take them down under the terms of the sale, and when the land is cleared we take possession.

5791. What is the particular block which the Secretary of State has put upon you now preventing you from proceeding?—He says he cannot give consent to the removal of any houses in the three areas which are now available, and which we are very anxious to clear until this Committee has presented its report and given some opinion as to the working of the present statute.

5792. Have you got the answer of the Secretary of State in writing?—Yes, I have it here.

5793. Will you just read it?—The letter I am speaking of was a letter of the 13th September 1880, from the present Home Secretary.

5794. Was that as to this particular block?—That was the last letter I read, that is already on the minutes; it was a very short letter.

5795. When did the correspondence first begin?—It was the end of April that the letter was sent to the Home Secretary requesting his permission to pull down and remove the houses on those three blocks. There had been three previous letters written to him, to each of which in answer he had given his refusal.

5796. What dates were the previous letters?—I have not the dates before me.

5797. I want to know the date of the first application that you made to the Secretary of State?—I think this is the first: "8th February 1881. Sir. Artizans, &c., Act, 1875. St. George-the-Martyr, Southwark Scheme. I am directed by the Board to inform you that they expect within three months from the present time to have acquired all the interests in the several properties required to be taken under this scheme, and that they propose therefore at once to give to the occupiers the 13 weeks' notice required by the Act, and as under the terms of the scheme the buildings upon the three several areas comprised within the scheme are to be taken down and removed in such sections as one of Her Majesty's Principal Secretaries shall approve; I am directed by the Board to request that the Home Secretary will be good enough to approve of the removal of the whole of the existing buildings on the three areas at one time, and so soon as the Board shall have obtained the certificate of a justice of the peace, as required by Section 11 of the Act of 1875, that the 13 weeks' notice to the occupiers has been duly given. I am to point out that the three areas are of small size, and that the houses are in a most unsanitary condition, and that it is desirable that they should be removed with as little delay

0.105.

Chairman—continued.

as possible;" that is signed George P. Jackson, Assistant Solicitor, Conveyancing Department, and addressed to Godfrey Lushington, esq., Home Office. Then the answer from Whitehall is dated the 24th of February. "Sir, I am directed by the Secretary of State to acknowledge the receipt of your letter of the 8th instant, and to acquaint you, in reply, for the information of the Metropolitan Board of Works, that the Secretary of State is obliged to consider the proposed demolition under the St. George-the-Martyr, Southwark Scheme, under the Artizans, &c., Act 1875, in connection with the demolition which has actually taken place under other similar schemes, and under the Streets Improvement Acts, and he has come to the conclusion that he would not be justified in authorising the pulling down of any houses under the scheme until further progress has been made in the erection of houses to take the place of those pulled down under schemes under the Streets Improvement Act."

5798. That points directly to the Secretary of State's views as formed upon this particular point, namely, that some arrangement is to be made in the erection of houses, why do not you immediately answer; but in our opinion, under the Act of 1879, there are plenty of houses, and we do not think as we can house these people elsewhere, there is any reason why you should not grant what we want?—I am unable to give any further answer to this question beyond that contained in the Board's letter which I read in answer to Question 5522.

Sir James M'Garel-Hogg.

5799. Had not an application of that sort been made on the 5th March 1880, to the Home Secretary, pointing out that there were 75 houses that could have accommodated 267 people, and do you not remember that the answer was not of a favourable character; do not you recollect that it was with reference to Poplar?—It was with reference to Tooley-street, for which we purchased property for 20,000 *l.*, in order to replace the people displaced.

Chairman.

5800. The fact is, you did not make any representation as to the Act of 1879?—None has been made.

Sir Henry Holland.

5801. Nor did you take the matter into consideration after receiving that first letter from the Home Office?—I think not; I do not think any was made, but it is a difficult question to deal with. Supposing that we had upon the receipt of that letter, gone to purchase the property, it would have been two years before we could get any buildings up.

Chairman.

5802. At all events you did not?—We did not.

5803. And you had to wait for so long, that that would have been a reason for looking about for other places before you got the final award?—Yes.

5804. And so not allowing so much delay to take place?—Yes.

5805. Would

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[Continued.]

Sir James M'Garel-Hogg.

5805. Would you like to correct an answer which you gave to the Right honourable Chairman to the effect, that the superintending architect was directed to go round London and see what sites might be available for the purpose of being substituted for others for artizans' dwellings and street improvements?—I am afraid it has passed out of my mind, but it was done, I thought, more with reference to street improvements; I do not recollect it; Mr. Goddard will know it.

5806. It is no use pursuing that cross-examination with you because some of your answers are only from your memory?—Only memory. If I had known that these questions were going to be asked, I would have prepared myself for them before hand.

5807. Are you not aware that the Metropolitan Board of Works have purchased sites at Weaver's Lane?—Yes.

5808. Red Lion Yard?—Yes.

5809. And also Cherry Gardens?—Yes.

5810. And that all this has been done for the express purpose of accommodating artizans?—Clearly so, under the Streets Improvement Act, rather than under the Artizans' Dwellings Act.

5811. Will you explain exactly to the Committee what relaxation the Board agreed to with reference to artizans; my impression was that we complained principally of the expense, and we wished to reduce the expense; but what modification do you suggest we should write to the Home Secretary to make as regards the Artizans' Dwellings Act?—The relaxation that the Board has agreed to, is that included in the report which I put in on Monday last.

5812. In that case the Board dealt with it?—They have dealt with it, and expressed their views distinctly, and asked, practically speaking, that the Artizans' Dwellings Act might be repealed and another Act brought in in its place; and they expressed their views very distinctly and gave you the clauses of the proposed new Bill that should take the place of the present one.

5813. With regard to the notice, you did not seem to be sure as to what notice the Board had given; but I gathered from another answer that as regards St. George-the Martyr, Southwark, we did serve three months' notice to the Home Secretary, and looked on before, so as to be able to clear the property for letting?—Yes, we are not restricted to giving the notices; there are no restrictions upon us in that, but the evil is, that if we have given the notice, and we do not get the permission of the Home Secretary to pull down the houses, we should only get the empty houses, whereas in the other case they would be yielding some return.

5814. At any rate we gave the Home Secretary three months' notice?—Yes; we gave him notice that we were going to issue the 13 weeks' notice.

5815. Can you tell us anything about the difficulties of the Board as to the 33rd section?—I partially explained the difficulties of the 33rd section on Monday, that being compelled to replace those that are displaced from every 15 houses, we cannot proceed until we can show that other houses have been constructed in the neigh-

Sir James M'Garel-Hogg—continued.

bourhood, so as to enable the tenants of the 15 houses to be replaced, it is estimated, if that section were forced upon the Board to be carried out, it would take 20 or 30 years to complete the street from Charing Cross to Tottenham Court-road.

5816. Have not all the improvements where there have been no artizans' dwellings been practically completed up to now?—Yes; there are only those three waiting, and they are kept back by the 33rd section, viz., the widening of Gray's Inn-lane and Tottenham Court-road improvement, and the one from Regent-street working into Holborn; the others are completed.

5817. You were asked a question as to the Grays Inn-lane improvement; would you like to say anything as to how much of the old scheme of artizans' dwellings has been comprised in the new scheme of the widening of Gray's Inn-lane?—This map has been prepared for the purpose of showing what was included within the Metropolitan Board of Works Streets Improvement Bill of 1877, and the lines of deviation are shown; the Board have power to take all that coloured purple, which is the worst part of the whole district.

5818. All the purple was in the old district?—Yes.

5819. With regard to a question put to you by the honourable Member for Brighton, did not the Board strive to find empty houses at Dockhead and Hickman's Folly, and did not they find a number of houses, and offer them in substitution of other artizans' houses which they wished to pull down?—Yes, under the Streets Improvement Act; there were no less than 630 houses constructed on one block of ground for artizans' houses, on a piece of ground bounded on one side by the East London Railway, and on the other side by the Greenwich Railway and St. Helena Gardens, and we contended that they were sufficient for all practical purposes, but it was not assented to, and we bought the Pickle Herring property at a cost of 20,000 *l*.

Mr. Hollond.

5820. In what form did you contend it, did you write to the Home Secretary?—Yes.

Sir James M'Garel-Hogg.

5821. It is a letter of the 5th March 1880, signed by myself?—Yes.

Mr. Torrens.

5822. Was not the district that you are now alluding to a two storeyed part of the town?—Yes, all working men's houses are of that class in the Southwark district.

Sir Sydney Waterlow.

5823. Were they in substitution for other houses that you wished to pull down?—For the houses that we should pull down in Tooley-street and Jamaica-road.

Sir James M'Garel-Hogg.

5824. Is it not one of our grievances, that when we find the artizans' and working classes have

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[*Continued.*]*Sir James M'Garel-Hogg*—continued.

have left a certain number of houses, we are bound to provide for the same quantity of people even when the population has gone away?—Yes, and one of the great grievances that we suffer from, is this: we find in the artizans' schemes, the number of persons carrying on small trades; we have to compensate the people not only for displacement but for the interference with their trade; they get considerable sums in compensation, and yet as the Act is at present drawn, we are absolutely obliged to replace the number of persons, and it operates very harshly upon the Board.

Chairman.

5825. You have just told us that you do not replace the same people?—We replace the same number.

5826. It is still accommodation for the same number, not the same people?—It counts; after you compensate the people in full, there are trade disturbances, and disturbance from their premises, and yet you have to count those persons amongst those to be replaced. Then there are some persons living in these places who are thieves and prostitutes; they are the very lowest class of persons, and yet you have to replace the same number; it seems so contrary to good reason.

5827. You would be more satisfied if there

Chairman—continued.

was power given to the Secretary of State to relax the number?—I think it ought to be relaxed, and if the Secretary of State had power to relax it, it would be relaxed again and again.

Sir James M'Garel-Hogg.

5828. I believe you have some information which the Committee would be glad to have as to the means that the working men have to get into the country by workmen's trains?—Yes.

5829. And I believe it is put in the form of a table, in order that it can be put on the notes?—Yes. Here is the table. Some of the railways in the metropolis have workmen's trains, and some have not. (*The Table was handed in.*)

5830. Some questions have been asked you about delay; can you tell the Committee whether the Metropolitan Board of Works immediately 1875 Act was passed, began at once, and has been working ever since, to carry out that Act in the most loyal spirit?—Yes, my evidence in the last day showed that the Act received the Royal Assent in August 1875, and before December 1875, we had got no less than 13 matters before us. We presented during the next year 11 schemes to the Home Secretary in time for Parliament the next Session.

5831. And we have been working at them ever since?—Yes.

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LETTER from the Medical Officer of Health for the Limehouse District to the Metropolitan Board of Works.

Offices of the Board of Works,
Limehouse District, Whitehorse-street,
Commercial Road East, 9 November 1875.

Gentlemen,

I BEG to submit to your Honourable Board a Representation, under the Artizans' and Labourers' Dwellings Improvement Act, 1875, regarding an area in the parish of Wapping.

This area adjoins the property in St. Botolph Without, Aldgate, recently made the subject of a representation to your Honourable Board by the Medical Officer of Health for the Whitechapel District.

It contains 42 houses, with 125 rooms, and 248 inhabitants. The rate of mortality for the year 1874 in this area was 50 per 1,000; that of the entire district for the same period having been 23·9.

The houses in this area are very dilapidated; the ground floors of many of them are below the level of the courts in which they are situated; the conveniences for the performance of the commonest domestic offices are of the most meagre description, while the small size of the houses (none of them containing more than three small rooms), causes them frequently to be overcrowded to an alarming extent.

I therefore submit to your Honourable Board that such a state of things is extremely prejudicial to the health of persons inhabiting these houses, and can only be remedied by an improvement scheme for the re-arrangement and reconstruction of the streets and houses within this area.

I have the honour to enclose herewith a portion of an ordnance sheet of the district, tinted red, to show the area referred to, and a detailed report of the number of houses, rooms, persons, &c., contained therein.

I have, &c.
(signed) *Geo. Arthur Rogers*,
Medical Officer of Health for the Limehouse District.

To the Metropolitan Board of Works.

Appendix, No. 2.

PAPERS handed in by Mr. S. R. Lovett.

(A.)

To the METROPOLITAN BOARD of WORKS.

Great Wild-street Property.

Gentlemen,

I HAVE the honour to submit to your Honourable Board a report of the Great Wild-street property, an area which I purpose dealing with under the Artizans' Dwellings Act of 1875.

Boundaries.

This block of properties is bounded by Great Queen-street, from Nos. 47 to 58, and Wild-court, on the north side ; Chapel-place and King's Head-yard on the north-east ; Prince's-street, Nos. 15 to 28, and Duke-street, Nos. 18 to 44, on the south-east ; and Drury-lane, Nos. 124 to 154, on the south-west.

Public Ways.

The area comprises:—

- | | |
|---------------------------------------|-------------------------|
| 1. Great Queen-street, Nos. 47 to 58. | 9. Brewer's-court. |
| 2. Drury-lane, Nos. 124 to 154. | 10. Wild-passage. |
| 3. Prince's-street, Nos. 15 to 28. | 11. Pitt's-place. |
| 4. Duke-street, Nos. 18 to 44. | 12. Orange-court. |
| 5. King's Head-yard. | 13. Lincoln-court. |
| 6. Chapel-place. | 14. Wild-court. |
| 7. Great Wild-street. | 15. Little Wild-street. |
| 8. Prince's-court. | 16. New-yard. |

Extent of Area, Number of Houses, and Number of Inhabitants.

I have inspected the whole of this property, visited most of the rooms, and carefully enumerated the population.

It covers an area of about $5\frac{1}{2}$ acres, of which, say, $4\frac{1}{2}$ acres are private property, and about 1 acre is uncovered public way, and comprises a total of 227 houses, and having about 3,897 inhabitants ; and comprises as follows:—

	Number of Houses.	Number of Inhabitants.
1. Great Queen-street - - -	12	105
2. Drury-lane - - - - -	31	425
3. Prince's-street - - - -	14	315
4. Duke-street - - - - -	13	165
5. King's Head-yard - - -	2	11
6. Chapel-place - - - - -	6	68
7. Great Wild-street - - -	58	926
8. Prince's-court - - - -	3	9
9. Brewer's-court - - - -	1	140
10. Wild-passage - - - - -	4	64
11. Pitt's-place - - - - -	7	195
12. Orange-court - - - - -	8	85
13. Lincoln-court - - - - -	21	432
14. Wild-court - - - - -	14	346
15. Little Wild-street - - -	27	568
16. New-yard - - - - -	6	43
TOTAL - - - - -	227	3,897

The following is a description :—

1. *Great Queen-street*. Nos. 47 to 58, from the northern boundary of the block, the houses generally are in a fair tenantable repair, but badly ventilated, owing to the proximity of the backs of the houses to the neighbourhood in the rear.

2. *Drury-lane*. Nos. 124 to 154, the south-western boundary.

The houses here are inferior to those in *Great Queen-street*, the passages and staircases are dark, the ventilation bad; some of the houses have the water-closets and cisterns in the basement, and the houses are closely built with those in the courts and alleys on the west side of *Great Wild-street*.

3 and 4. *Prince's-street*, Nos. 15 to 28, and *Duke-street*, Nos. 18 to 44.

From the south-eastern boundary, the houses in these streets are in a similar condition to those in *Drury-lane*, and the foregoing remarks relative to that property apply equally to this.

5 and 6. *King's Head-yard* and *Chapel-place*.

The north-eastern boundary. The houses here are fairly clean and tenantable, but the ventilation is generally bad.

7. *Great Wild-street* is the main arterial street which runs through the block; out of it are numerous small courts and alleys on both sides. The squalidness of the neighbourhood is plainly visible; both this street and the courts, notwithstanding their daily cleansing, are strewed continually with decayed vegetable and other matters and garbage; most of the houses are dilapidated and badly ventilated; the yards are small, and many of the water-closets and cisterns are in the basement.

8. *Prince's-court*.

9. *Brewer's-court*.

10. *Wild-passage*.

11. *Pitt's place*.

12. *Orange-court*.

13. *Lincoln-court*.

All these courts and passages are on the west side of *Great Wild-street*; they are built close together; have very small yards; they are mostly approached by a narrow passage under a house at either end, and some have no thoroughfare, a state of things which makes ventilation impossible.

Many of the houses are built against one another, and are without yards; the staircases are dark, and the water-closets and dust-bins placed in the basement, and the air is always impure and noxious.

The houses generally in all these courts are dilapidated and unfit for habitation.

14. *Wild-court* is situated on the east side of *Great Wild-street*; it is the property of the Shaftesbury Estate Company, with the exception of No. 1.

The houses are indifferently ventilated, the passages and staircases dark, the yards small, and about two feet below the level of the passage leading from front to back.

15. *Little Wild-street*. The ventilation is bad; some of the water-closets and cisterns are in basement.

The houses generally are dilapidated and unfit for habitation.

16. *New-yard* is a small yard leading from *Great Queen-street*, and contains a few houses, workshops, &c.; the backs look in *Great* and *Little Wild-street*.

The rooms in these several courts average from 800 to 1,000 cubic feet in size. I consider them as a whole overerowed.

The whole of this block of property forms about one-fifth part of the Registrar General's district of St. Giles', south; the comparative statement of the district is as follows :—

St. George, Bloomsbury	-	-	-	Comparatively healthy.
St. Giles', North	-	-	-	The medium.
St. Giles', South	-	-	-	The destitute and unhealthy.

The death-rate per 1,000 in 1874 was as follows :—

St. George, Bloomsbury	-	-	-	-	-	-	-	17.94
St. Giles', North	-	-	-	-	-	-	-	21.82
St. Giles', South	-	-	-	-	-	-	-	33.16

In September 1873 six cases of typhus fever broke out in this district, four in *Lincoln-court*, and two in *Great Wild-street*; this outbreak, which took place after a fire in *Lincoln-court*, was supposed to have occurred by the disturbance of old deposits of filth, and

and the removal of the old foundations, which set free poisonous gases generating the fever. These cases were followed by 14 others from the same locality, and the fever continued to prevail for about another month.

The deaths from fever during that year, 1873, were in St. George, Bloomsbury, 5; St. Giles', North, 2; St. Giles', South, 22; all the deaths from typhus, with one exception, were among patients who had lived in St. Giles', South.

In 1874 the increased mortality in St. Giles', South, was again caused by the continuance of typhus fever about Great Wild-street.

From the Report of the Metropolitan Asylum District Board for 1874, 113 cases of fever were sent into Stockwell Hospital from the whole of our district, of which 37 were cases of typhus; 27 of the cases came from the Great Wild-street block, 13 from Lincoln-court, 1 from Wild-court, 4 from Little Wild-street, and 9 from Great Wild-street, and out of the 37 cases of typhus, 15 were from the neighbourhood of Great Wild-street.

I think these statistics will sufficiently prove that this plot of ground has been for a long period notorious for its unhealthiness and its heavy death-rate, it being the constant abode of zymotic diseases in the most contagious form.

The "authorities" at Bow-street Police Station say they cannot speak too strongly against the characters of the people dwelling in these courts; they are idle, dissipated, drunken, and dirty in the extreme, and, in fact, they are a continual source of annoyance to them.

The deputy who looks after the people in Lincoln-court informs me that no sooner is a cover put to the dust-bin than it is removed for firewood, the doors of the water-closets are taken off the hinges for the same purpose, and the water-cocks are broken off deliberately and sold.

The water-closets in all the courts are filthy in the extreme, the people as a rule standing up on them and depositing filth in all directions.

In conclusion, I have only to remark that, taking this block of properties together, I have not the slightest hesitation in saying that the whole district is in a state dangerous to health and unfit for human habitation. A large area like this cannot be dealt with by Mr. Torrens' Act of 1868, but falls, according to my humble judgment, under and is a fitting scheme to be remedied by "The Artizans and Labourers Dwellings Improvement Act, of 1875."

1 December 1875.

I have, &c.
(signed) *S. R. Lovett*,
Medical Officer of Health for the St. Giles' District,
in the County of Middlesex.

(B.)

SCHEME, No. 2.

To the METROPOLITAN BOARD OF WORKS.

Gentlemen,

I BEG respectfully to submit to your Honourable Board a report of the "Little Coram-street District," an area which I purpose dealing with under the Artizans Dwellings Act of 1875.

This section of Bloomsbury lies at the extreme north end of that parish, and forms about 1-40th part of the Registrar General's sub-district of St. George, Bloomsbury.

The area is bounded on the north by the property on the south side of Tavistock-place, on the west by Tavistock Mews, on the east by the property on the west side of Marchmont-street, and on the south by Great Coram-street, and comprises the following public ways:—

1. Little Coram-street.
2. Abbey-place.
3. Tavistock Mews.
4. Chapel-place.
5. Marchmont-place.
6. The Russell Institution, and two houses in Great Coram-street.
7. The open space formerly occupied by Coram and Russell-places.

I have inspected the whole of this property, visited every house, most of the rooms, and carefully enumerated the population. It covers an area of $2\frac{1}{4}$ acres, of which about 1 A. 3 R. 35 P. are private property, and about 2 R. 16 P. of public way.

The

The following is a Schedule of the houses and number of inhabitants :

	Number of Houses.	Number of Inhabitants.
1. Little Coram-street - -	33	335
2. Abbey-place - - -	21	142
3. Tavistock Mews - - -	17	60
4. Chapel-place - - -	23	242
5. Marchmont-place - - -	22	208
6. The Russell Institution, and other houses in Great Coram- street.	3	40
TOTAL - - -	119	1,027

Description of the Property :—

1. *Little Coram-street.* The main street running through this area from Tavistock-place to Great Coram-street is composed of 33 houses, four storeys high; most of the houses are in bad structural order, with small rooms of low height and small narrow passages and staircases. All suffer from defective ventilation, but not in the same degree, in consequence of the door way at the end of passage being much lower than that at the street entrance.

In some houses the back yards with the water-closets, dust-bins, and water-cisterns are shared in common with the houses in the rear in Abbey-place; in others there are no back yards, and the sanitary arrangements are inside the houses.

I consider the houses in this street are in bad condition.

2. *Abbey-place* runs parallel with Little Coram-street, and consists of 21 houses.

This place was condemned by my predecessor, Dr. Ross, in 1873, and it would have been dealt with by the St. Giles' District Board of Works, under Torrens' Act, but for his death and the long illness of Mr. Trehearne, the surveyor to the Board at that time.

The back yards of some of the houses are only four feet six inches in depth, and high walls at that distance from the backs of the houses, leave only a narrow space for the admission of light and air to the back rooms, passages, and staircases, and also from defective ventilation from bad structural arrangement, caused by three by three rise of steps in back yard from first landing of staircase. Others share their back yards, water-closets, dust-bins, and water-cisterns with the houses at their back in Little Coram-street; others again are without back yards.

I have no hesitation in saying the whole of this place is unfit for habitation.

3. *Tavistock Mews* is parallel with Abbey-place, and consists of 17 houses. The houses are principally let to cab-owners, who stable their horses in the lower floor and reside with their families in the rooms over; they are without back yards, and the rooms mainly derive their ventilation from the staircase leading out of the stable, so that the air is contaminated by the noxious gases which issue from it. All the water-closets are inside the houses; there are no dust-bins, and the drinking water is often obtained from underground tanks, which serve both for stable, cleaning, and culinary purposes.

These houses are unfit for human habitation.

4. Chapel-place - - 23 houses } together, 45 houses.
5. Marchmont-place - 22 houses }

These two courts at the north end of Little Coram-street, are *cul de sacs*, run side by side and abut on Marchmont-street. They are built in a hollow, several feet below the level of Little Coram-street. The houses, of two storey's high, consist of two small sized rooms on a floor of insufficient height, want of cubic space, and have underground kitchens. If the two rooms, front and back, were occupied by one family, and both used as a sleeping room, they would barely accommodate two adults and one child.

Through bad construction, there is want of both light and air, and the premises generally are in a bad condition and dilapidated. I consider the whole of the houses in these courts unfit for human habitation.

6. *Great Coram-street.* The Russell Institution and two houses, Nos. 53 and 54, Great Coram-street, are included in this scheme, for the purpose of opening up the property and giving access to it.

7. *The open space formerly occupied by Russell and Coram-place.* The houses which formerly stood here were demolished under Torrens' Act of 1868, by the St. Giles' District Board of Works. The site remains an open space, and is the resort of the idle and mischievous; all kinds of refuse and offensive matters are thrown and deposited on this spot, and by common consent the place is considered an unmitigated nuisance by the inhabitants living near to it.

St. George, Bloomsbury, is reckoned the wealthiest and best-constructed parish in St. Giles' District; the houses in it are large and spacious, surrounded by handsome squares, with inclosures for vegetation and recreation, and the open space is about 24 acres.

That section of the parish which I am now bringing before your notice, viz., Little Coram-street and its surroundings, constitutes its worst part, and has been notorious for years as largely contributing to the sick and death rates of the sub-district.

Dr. Buchanan, in his Annual Report for St. Giles' District in 1862, said, "The angle of the parish of Bloomsbury about Coram-street, consisting of the parts to the east of Woburn-place, has habitually a much higher mortality than the rest of the parish.

"But it further appears that of recent years the mortality is seriously increasing there." And, again, "The continually deteriorating state of the courts about Little Coram-street has probably the main share in the increase of mortality, and it is to be feared that the rise will continue until some thorough sanitary improvements are here made. The Coram-street neighbourhood has already obtained the evil distinction of being bracketed with southern Drury-lane in its mortality."

The same authority reported for 1863—

"The courts about Coram-place have been shown to have experienced a still higher rate of mortality from those diseases that are most produced by the operations of bad hygienic circumstances."

My predecessor, Dr. Ross, reported in 1870—

"That small-pox broke out first in this neighbourhood, and 25 cases occurred in it in a short time.

"During the whole year there were 61 cases, and 16 deaths in the entire district, but more than half the cases are to be credited to the Bloomsbury section. And, again, during the same year, the deaths in Chapel-place from three classes of diseases, viz., the zymotic, pulmonary, and tubercular, having been 17, the death-rate to population was 70 per 1,000 persons, without reckoning those from the other causes."

In 1871, "31 deaths were reported from small-pox belonging to Bloomsbury, and the general mortality of the Little Coram-street district was 50 per cent. greater than that of the parish, whilst that of cholera being four times greater."

In 1874, nine cases of typhoid and typhus fevers occurred in Little Coram-street and the locality, and the locality was conspicuous for diseases and premature deaths.

In January 1876, I reported to my sanitary committee the prevalence of scarlet fever in Little Coram-street and Chapel-place. In February this disease was still worse in Chapel-place, and upon a child dying there from the malignant form of the fever, I obtained a magistrate's order for the immediate removal of the dead body, in order to prevent, if possible, the further spread of the infection.

The general number of deaths exceeded those for 1874 in this particular district, though the year was one of the healthiest on record.

THE DEATH RATE.

The death-rate per 1,000 for St. George, Bloomsbury, in 1875 was	-	-	18.83
and the ratio of deaths to population was 1 in	-	-	53.10
The average death-rate for 10 years being	-	-	20.

This death-rate, when compared with the other sub-districts, at the first glance appears to be a low one, but it is to be pointed out that the population of Bloomsbury consists largely of servants, who, as a rule, do not die in the sub-district; and again, that the greater portion of the parish (with the exception of the area in question) is in good sanitary condition.

That

That death-rate represents the whole of the sub-district of Bloomsbury; but on further analysing it for the Little Coram-street section, amounts to 27·2 per 1,000. The ratio of deaths to population, 1 in 36·6; and this again imperfectly represents the actual number of deaths, since a large number of cases were removed to hospitals and infirmaries out of the sub-district, and died there.

In conclusion, I am of opinion that the heavy sick and death rates, past and present, for this particular area, are to be attributed to the closeness, narrowness, and bad arrangement, and bad condition of the streets and houses, and to the want of light, air, ventilation, and proper conveniences, and to sanitary defects. That the same defects cannot be remedied otherwise than by an improvement scheme, for the re-arrangement and re-construction of the streets and houses, or some of them.

I have, &c.

(signed) *S. R. Lovett.*

Medical Officer of Health for the St. Giles' District,
in the County of Middlesex.

November 1876.

(C.)

ARTIZANS' AND LABOURERS' DWELLINGS IMPROVEMENT ACT, 1875.

Little Coram Street, St. Giles' District, and St. Pancras Improvement.

To the METROPOLITAN BOARD of WORKS.

I, SAMUEL ROBERT LOVETT, of 13, Great Russell-street, in the county of Middlesex, L.R.C.P., Medical Officer of Health for the St. Giles' District, in the county of Middlesex, do hereby make an official representation within the meaning of the said Act to you, as being the local authority within the meaning of the said Act, with reference to a certain area within the parish of St. George, Bloomsbury, within the district of the St. Giles' District Board of Works, within the metropolis, to the effect following, that is to say:—

1. I represent that the houses, courts, and alleys delineated and described on the plan hereunto annexed, and signed by me, by a dark red colour, and situate within the said St. Giles' District, are unfit for human habitation.

2. And I further represent that diseases generally indicating a low condition of health amongst the population thereof have been from time to time prevalent in the area within the said district, delineated by the dark red and light red colours on the plan hereunto annexed, and that such prevalence may reasonably be attributed to the closeness and narrowness, and bad arrangement, and the bad condition of the streets and houses, and groups of houses, within the said area, and to the want of light, air, ventilation, and proper conveniences, and other sanitary defects.

3. And I further represent that the evils connected with the said houses, courts, and alleys, and other sanitary defects within the said area, cannot be effectually remedied, otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within the said area, coloured dark red, and light red, or some of them.

6 November 1878.

(signed) *S. R. Lovett.*

(D.)

ST. GILES' DISTRICT.

POPULATION, Census 1871, 53,429; Census 1881, 45,257; Decrease, 8,172.
AREA, 245 acres; about 200 Public Ways, 20 miles in length.
ELEVATION, Average, 68 feet above Trinity high-water mark.

Number of Houses	-	-	-	{	5,033, Census 1871.
				{	4,776, Census 1881.
Decrease	-	-	-		257

REPORT of the SANITARY WORKS, &c. in 1880, carried out in this District.

	Sub-District of			TOTAL.
	St. George, Bloomsbury.	St. Giles', North.	St. Giles', South.	
Number of complaints received during the year -	71	112	45	228
Number of houses and premises visited and inspected	2,596	886	6,629	10,111
Result of Inspections :				
Orders issued for sanitary amendments of houses and premises.	431	67	748	1,246
Houses and premises, &c., cleansed, repaired, and whitewashed.	190	81	547	818
Houses disinfected after infectious diseases -	19	3	56	78
House Drains :				
Repaired, cleansed, &c. - - - -	81	19	126	226
Trapped or ventilated - - - -	55	9	107	171
New constructed - - - -	3	4	-	7
Water Closets :				
Repaired, cleansed, &c. - - - -	123	27	147	297
Supplied with water - - - -	36	31	153	220
New constructed - - - -	-	1	2	3
Dust Bins :				
New, provided - - - -	1	17	-	18
Repaired and covered - - - -	71	27	162	260
Water Supply :				
Cisterns (new) erected - - - -	5	5	13	23
Cisterns cleansed, repaired, and covered -	125	31	249	405
Miscellaneous :				
Number of lodging houses registered under Sanitary Act, 1866.	—	—	—	—
Number of dust complaints received and attended to.	862	294	1,439	2,595
Removal of accumulation of dung, animal, and other refuse.	32	-	124	156
Removal of animals improperly kept - -	1	-	1	2
Regularly Inspected :				
Bakchouses - - - -	6	4	28	38
Licensed cow-houses - - - -	2	-	1	3
Licensed slaughter-houses - - - -	4	1	1	6
Other proceedings, e.g., legal proceedings -	11	1	1	13

(E.)

The BOARD of WORKS for the ST. GILES' DISTRICT.

SUMMARY of Proceedings in the above District under the ARTIZANS and LABOURERS' DWELLINGS ACT, 1868.

Date of Order for Works.	NAME OF STREET OR PLACE.	Total Number of Houses dealt with under the Act.	Number of Houses in which Structural Alterations or Improvements were made and which are still Occupied by the Labouring Classes.	Number of Houses Demolished, and on the Sites of which Buildings have been Erected, not inhabited by the Labouring Classes, or which still remains vacant Land.
8 April - 1872	Coram-place and Russell-place, Little Coram-street.	30	- - -	30 Site purchased by Peabody's Trustees, but not yet built on.
15 May - 1873	Carrier-street, Church-lane, Court in rear of Church-lane and Fletcher's- court.	20	- - -	20 Sites covered with warehouses.
16 Sept. - 1873	Carrier-street and Church-lane -	25	- - -	25 Ditto - - ditto.
24 Mar. - 1874	George-street, Clarke's-mews, Hamp- shire Hog - yard, Church - lane, Welch's-court, and Kennedy-court.	34	10	24 Ditto - - ditto.
26 Aug. - 1874	Charles-street, Drury-lane - -	2	- - -	2 Ditto - - ditto.
2 Feb. - 1875	Little Coram-street - - - -	1	1	-
1 June - 1875	Lloyd's-court, Crown-street - -	1	- - -	1 Sites covered with warehouses.
—	King's Arms-yard. This property consisted of stables, with rooms over occupied as dwellings, 14 in number.	14	- - -	14 Site covered with Board Schools.
7 Mar. - 1876	Neal's-yard, Great St. Andrew-street	4	- - -	4 Houses converted into stables and workshops.
4 April - 1876	Monmouth-court, Dudley-street -	4	4	—
16 May - 1876	Tower-street - - - - -	3	3	—
15 Aug. - 1876	Charles-street, and Courts leading out of same, known as Fogerty's Build- ings and Smith's Buildings.	29	7	{ 10 Site covered by St. Giles' and St. George Casual Wards. 10 Site covered by warehouses. 2 Site unbuilt on.
16 Jan. - 1877	Tower-street - - - - -	6	- - -	6 Site covered by warehouses.
Oct. Nov. 1878	Shelton-street - - - - -	21	19	2 Site covered by Hansard's Printing Works.
	TOTALS - - -	194	44	150 (or 77 per cent. of the whole).

June 1881.

S. R. Lovett,
Medical Officer of Health.

(F.)

SOCIETY for Improving the Condition of the LABOURING CLASSES.—Incorporated by Royal Charter.

STREATHAM STREET FAMILY HOUSES.

Terms and Conditions of Letting the Houses, called Model Houses for Families, in Streatham Street, in the Parish of St. George, Bloomsbury.

The houses are intended for families of respectable character, who are to occupy them as tenants by the week, subject to the following Rules, which, as they are designed for the general comfort and good order of the establishment, must be enforced by the superintendent.

RULES.

1. THE outer door will be closed every evening at twelve, and opened every morning at five in summer, six in winter. Any complaint by the superintendent, lodgers, or neighbours, will, if it appear to be well founded, lead to the exclusion of the offending party.

2. Habits of quiet and orderly conduct are to be maintained throughout the lodging-house, and each tenant is expected to keep his apartments in clean and good order.

3. The rent to be paid punctually, as per agreement.

4. All rates and taxes in respect of the house to be paid by the Society.

5. Either party may put an end to the tenancy at any time, by giving a week's notice for that purpose.

6. Each tenement is to be inhabited by a single family, and no part of the same to be underlet. The tenant is not to take any lodger, except with written permission of the committee, nor to carry on any trade or business therein, except with like permission.

7. Every tenant is required to sweep the portion of the gallery which is in front of his home; to keep the windows clean; to have the living room chimneys swept once in four months, and the bed room chimneys when necessary. All dust and refuse to be deposited in the shaft for that purpose. No material alteration is to be made without permission of the committee or their agent, and any damage done is to be made good at the expense of the tenants.

8. General outside repairs are to be done at the expense of the Society. The rooms in each house are to be whitewashed and cleansed once in each year by the tenant; and, on his failure, by the Society; the cost in such case being charged to the tenant. Any broken windows will be made good by the Society, and the cost of the same charged to the tenant. These repayments will be considered as due within one week after the same shall have been demanded by the agent of the Society.

9. Free access to be given at all times to the members of the committee, the secretary, the superintendent, or the workmen employed by them.

10. Any complaints to be entered by the tenants in a book to be kept for that purpose in the superintendent's office.

The use of the washhouse, intended for the accommodation of the tenants, will be granted under such regulations as may from time to time be determined by the committee.

By Order,
Charles Payne, Secretary.

Offices of the Society, 21, Exeter Hall, W.C.

FORM OF AGREEMENT.

with _____ does hereby agree
No. _____ to take of him the house,
to week, at the weekly rent of _____ to be paid by the said
_____ to the said
at the end of each week, subject to the terms and conditions specified.

As witness their hands, this _____ day of _____ 187 .

Witness

Superintendent.

(G.)

To the BOARD of WORKS for the ST. GILES' DISTRICT, in the County of Middlesex.

Gentlemen,

THE returns of the Census, 1881, relating to St. Giles' District will be interesting to you.

Registration Sub-Districts.	Census, 1871.	Census, 1881.	Decrease.
St. George, Bloomsbury - - -	17,843	16,662	1,181
St. Giles', South - - - -	19,089	14,862	4,227
St. Giles', North - - - -	16,497	13,733	2,764
Whole District - - -	53,429	45,257	8,172

The decrease of our population is chiefly owing to the carrying out of the Artizans Dwellings Acts of 1868 and 1875.

As far as the latter Act is concerned, the loss is only temporary, for the 1,679 persons displaced by the demolition of houses in the Great Wild-street area (by compulsory powers of the Act) will probably be re-housed there by the end of the year.

But it is different under Torrens' Act of 1868, for the properties ordered by your Board to be pulled down in Church-lane, Maeklin and Tower-streets, &c., either have not been rebuilt, or they have been converted into warehouses, the owners making no provision for the accommodation of the people displaced.

In my experience, the application of Torrens' Act in this district, by sweeping away unwholesome houses, has certainly improved it, but it has also turned numbers of the poor adrift to seek for lodgings in other parts of the Metropolis.

I have, &c.
(signed) *S. R. Lovett,*
Medical Officer of Health.

10 May 1881.

Appendix, No. 3.

PAPER handed in by Mr. *Torrens*.

LETTER from the Clerk of St. Giles' District Board of Works to Mr. *Torrens*, M.P.

ARTIZANS' DWELLINGS ACTS INQUIRY.

Dear Sir,

St. Giles District Board of Works,
199, High Holborn, W.C., 7 July 1881.

As requested, I beg herewith to forward you a summary of the proceedings by this Board under the Artizans' Dwellings Act, 1868.

The owners of the properties dealt with in Church-lane, St. Giles, were the late Lord Hanmer and the Buekeridge family. His Lordship purchased of the latter their freehold property, which formed the north side of Church-lane, and pulled down all the dwellings thereon, including those on his Lordship's property forming the south side of Church-lane.

In my opinion the effect of Torrens Act, where the property has not been too old to repair, has been that the owners have repaired their premises; but nearly nine-tenths of all the property dealt with by the Board were, I believe, incapable of repair.

The Board has in no case pulled down the premises under the Act, but caused them to be shut up.

I am, &c.
(signed) *J. Henry Jones,*
Clerk to the Board.

W. M. Torrens, Esq., M.P.,
47, Eaton-square, S. W.

THE BOARD OF WORKS FOR THE ST. GILES' DISTRICT.

SUMMARY of PROCEEDINGS in the above DISTRICT under the ARTIZANS' and LABOURERS' DWELLINGS ACT, 1868.

Date of Order for Works.	Number of Houses.	Name of Street or Place.	Houses pulled down.	Sites taken for Building.	Places upon which no Houses have been Built.	Houses in which structural Alterations and Im- provements were carried out.
8 April 1872	15	Coram-place, Little Coram-street - - -	15	} Purchased by the Peabody Charity. At present not built on.		
8 " "	15	Russell-place, Little Coram-street - - -	15			
15 May 1873	4	Carrier-street, St. Giles (now Bucknall-street) -	4	} Warehouses erected.		
15 " "	5	Church-lane (now Bucknall-street) - - -	5			
15 " "	5	In rear of Nos. 12 and 13 Church-lane (now Bucknall-street) - - - - -	5			
15 " "	3	Church-street (now Bucknall-street) - - -	3			
15 " "	3	Fletcher's-court (now Bucknall-street) - - -	3			
16 Sept. "	4	Carrier-street (now Bucknall-street) - - -	4			
16 " "	10	Church-lane (now Bucknall-street) - - -	10			
16 " "	11	Premises in rear of houses in Carrier-street and Church-lane - - - - -	11			
24 March 1874	4	George-street (now Dyott-street) - - -	1	- - - - -	-	3
24 " "	4	Clark's-mews - - - - -	3	Two used as stables	-	1
24 " "	3	Hampshire Hog-yard - - - - -	1	One used as stables	-	2
24 " "	14	Church-lane (now Bucknall-street) - - -	14	} Warehouses are erected.		
24 " "	4	Welch's-court, Church-lane (now Bucknall- street) - - - - -	4			
24 " "	5	Kennedy-court, Church-lane (now Bucknall- street) - - - - -	5			
26 Aug. "	2	Charles-street, Drury-lane (now Macklin-street)	2	The like.		
2 Feb. 1875	1	Little Coram-street - - - - -	-	- - - - -	-	1
1 June "	1	Lloyd's-court - - - - -	1	The like.		
1 " "	1	King's Arms-yard, consisting of a large yard and stables, with rooms over, occupied as dwelling-rooms, and numbered from 1 to 14 -	1	Board school erected.		
4 April 1876	4	Monmouth-court - - - - -	-	- - - - -	-	4
7 Mar. "	4	Neal's-yard - - - - -	3	Converted to stables	-	1
16 May "	3	Tower-street - - - - -	-	- - - - -	-	3
16 " "	3	Charles-street (now Macklin-street) - - -	3	} Warehouses erected. 2		
16 " "	2	Charles-street (now Macklin-street) - - -	2			
16 " "	6	Charles-street (now Macklin-street) - - -	6	} Casual wards erected.		
16 " "	4	Four cottages in rear - - - - -	4			
16 " "	7	Charles-street (now Macklin-street) - - -	7			
16 " "	7	Smith's-buildings (Macklin-street) - - -	7	Warehouses built.		
16 Jan. 1877	6	Tower-street - - - - -	6	Warehouse built.		
12 & 26 Nov. 1878.	21	Shelton street - - - - -	2	Warehouses - - -	-	19
	181		147			34

S U M M A R Y.

Premises dealt with - - - - -	-	181
" pulled down - - - - -	144	
" converted to stables - - - - -	3	
" improved - - - - -	34	
		181

Appendix, No. 4.

PAPERS handed in by Mr. *Pavy*.

To the METROPOLITAN BOARD of WORKS.

The Artizans and Labourers' Dwellings Improvement Act, 1875.

Sanitary Department,
St. Luke's Vestry Hall, City-road, E.C.,
26 November 1875.

IN accordance with the provisions of the above-mentioned Act, I hereby represent that the area situated in the parish of St. Luke, Middlesex, coloured red, and marked A on the accompanying plan, is an unhealthy area, by virtue of the closeness, narrowness, and bad arrangement of the courts, and the bad condition of the houses, and that the evils connected therewith cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the houses within such area.

The following are the places comprised within the area, with the number of houses and of the present inhabitants :

	Number of Houses.	Number of Inhabitants.
Reform-place (including the portion of it marked Back-court on the plan) - - - - -	44	292
London-passage - - - - -	27	159
Little Cheapside - - - - -	2	15
Hartshorn-court - - - - -	8	51
Nag's Head-court - - - - -	11	59
TOTAL - - - - -	92	576

The building designated "Ragged School" on the plan is now empty. The lower part was formerly occupied as a ragged school, and the upper part as dwelling rooms, but the premises have for some years past ceased to be so occupied, on account of their unfitness for such purposes, from their dark and badly-constructed condition.

F. W. Pavy, M.D., F.R.S.,
Medical Officer of Health to the Parish of
St. Luke, Middlesex.

To the METROPOLITAN BOARD of WORKS.

The Artizans and Labourers' Dwellings Improvement Act, 1875.

Sanitary Department,
St. Luke's Vestry Hall, City-road, E.C.,
26 November 1875.

IN accordance with the provisions of the above-mentioned Act, I hereby represent that the area situated in the parish of St. Luke, Middlesex, coloured red, and marked B on the accompanying plan, is an unhealthy area, by virtue of the closeness, narrowness, and bad arrangement of the courts, and the bad condition of the houses, and that the evils connected therewith cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the houses within such area.

The following are the places comprised within the area, with the number of houses and of the present inhabitants:

	Number of Houses.	Number of Inhabitants.
Gloucester-buildings - - -	24	116
Gloucester-place - - - -	6	35
Gloucester-square - - - -	2	24
Gloucester-court - - - -	10	108
Little Gloucester-court - - -	7	60
Chequer-alley - - - -	10	70
Waterloo-place - - - -	2	34
Adam and Eve-court - - - -	16	61
TOTAL - - - -	77	508

F. W. Pavy, M.D., F.R.S.,
Medical Officer of Health to the Parish of
St. Luke, Middlesex.

To the METROPOLITAN BOARD of WORKS.

The Artizans and Labourers' Dwellings Improvement Act, 1875.

Sanitary Department, St. Luke's Vestry Hall,
City Road, E.C., 1876.

Gentlemen,

IN accordance with the provisions of the above-mentioned Act, I hereby represent that the areas situate in the parish of St. Luke, Middlesex, coloured red on the accompanying plan, marked C, D, E, F, and G, are unhealthy areas for the purposes of the above-mentioned Act of Parliament, owing to the closeness, narrowness, and bad arrangement, or bad condition of the streets and houses, or groups of houses, within such areas, and that there is a want of light, air, ventilation, and proper conveniences to such houses, or groups of houses, and that such before-mentioned evils cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within such areas.

The following are the places comprised within the above areas :—

Area C.—Rose-square ; Warwick-place ; and Scott's-yard.

Area D.—Long's-buildings ; Bullock-alley ; King's-court ; Blue Anchor-alley ; Colwell's-buildings ; Graham's-buildings ; Bank's-court ; Hazlewood-court ; Booth's-court ; Porter's-place ; Tanner's-buildings ; Chequer-alley, Nos. 1 to 6 ; Chequer-place ; Prospect-place ; Peace-place ; Pump-alley, 17 and 13, Foster's-buildings (south side) ; 46 and 45, Coleman-street.

Area E.—Coleman-place.

Area F. —Eggleton-place ; Twister's-alley ; Nos. 7, 8, 9, 10, 11, and 12, Gray's-place ; Nos. 1 to 7, Chequer-alley, and George's-road.

Area G.—Smith's-buildings.

Appendix, No. 5.

PAPER handed in by Dr. *Griffith*, 30 June 1881.

(A.)

COPY of Official Representation made to the METROPOLITAN BOARD of WORKS, on
10th November 1875.

Gentlemen,

UNDER the Artizans and Labourers' Dwellings Improvement Act, 1875, I beg respectfully to, and do hereby, make an Official Representation as below, viz., that the subjoined houses, courts, and alleys are unfit for habitation. They are situate in the southern portion (Wards 4 and 5) of the parish of Clerkenwell, and are named as follows:—

Baynes-court.

Caroline-place, Baker's-row.

Kemp-place, Baker's-row.

Jerusalem-court, Nos. 1, 2, 13, 14, and 15.

Stratton-place, Berkeley-street.

Lamb-court, Turnmill-street -

Lamb-square, Turnmill-street -

Bitt-alley, Turnmill-street -

Frying Pan-alley, Turnmill-street

Rose-alley, Turnmill-street -

Ledbury-place, St. John's-square

Fox-terraee, Ray-street.

Bishop's-court, Aylesbury-street.

Pear Tree-court, all the houses under the Archway, Clerkenwell-close (pulled down under Act of Parliament).

Albert-place, Red Lion-street, Nos. 8, 9, 10, 11, 12, 13, 14, and 15 (pulled down by Metropolitan Board of Works).

Slade's-place, (Goswell-road), Allen-street.

Speneer-place (Goswell-road), No. 22, and adjacent houses.

Prince's-buildings, Goswell-road.

David-place, Goswell-road.

Steward's-place (Clerkenwell-green), Nos. 2 and 3.

Taylor's-court, St. John-street-road.

Union-place, Clerkenwell-close.

Subsequently, on 4th November 1876, I made a second "representation," that the remaining houses in Pear Tree-court, all the houses in Cromwell-place, and five houses in Clerkenwell-close, should be added to the first Pear Tree-court "representation." These have been pulled down by Act of Parliament (Pear Tree-court Scheme).

J. W. Griffith, M.D.,
Member of the Royal College of Physicians,
Medical Officer of Health, Vestry of Clerkenwell.

(B.)

ARTIZANS AND LABOURERS' DWELLINGS IMPROVEMENT ACT, 1875.

Pear Tree-court Area.—Official Representation.

Gentlemen,

4 November 1876.

PURSUANT to the Provisions of Section 4 of the Artizans and Labourers' Dwellings Improvement Act, 1875, as the medical officer of health for the parish of Clerkenwell, I beg to submit to you the following official representation, viz. :—

That the area shown by a green colour on the plan hereunto annexed, marked A., is an unhealthy area for the purposes of the above-mentioned Act, for the following among other reasons, viz. :—

That the said buildings are either unfit for habitation ; or that diseases, indicating a generally low condition of health among the population, have been prevalent, as mentioned in Section 3 of the said Act ; and that there is also a want of light, air, and ventilation, or proper conveniences to the houses or groups of houses within such area. The before-mentioned area comprises the following places, namely,—

Pear Tree-court.

Yates' Rents.

Part of Clerkenwell-close and Cromwell-place.

Appendix, No. 6.

PAPER handed in by Mr. *Skegg*.

To the METROPOLITAN BOARD of WORKS.

Gentlemen,

21 March 1876.

IN conformity with the provisions of the Artizans and Labourers' Dwellings Improvement Act, 38 & 39 Vict. c. 36, I beg to make official representation of under-mentioned houses and places situated in the parish of St. Martin-in-the-Fields, as being for the reasons mentioned in the report, herewith enclosed, unfit for human habitation, and that in my opinion the defect cannot be remedied otherwise than by an improvement scheme, viz. :—Bedfordbury, Shelton-court, Otty's-buildings, Pipe Maker's-alley, Brewer's-court, Davy's-buildings, Little May's-buildings, Chemister-alley, Turner's-court (the four houses situated in the narrow part of the court), Alfred-place, Charles-buildings, Princes-court, Langley-court, Nos. 1, 2, 8, 9, 10, and 11 ; Hanover-court, Nos. 4, 5, and 6 ; Little Catherine-street, Nos. 1, and 2 ; Eagle-court, Nos. 2, and 3 ; York-place, George-court ; Whitehart-court, Nos. 2, 3, 8, and 9 ; Heathcock-court, Nos. 2, and 3, and Lumley-court. In the above-mentioned places there are 154 houses. It will be seen from the peculiar position of many of the properties that it will be impossible to include them in one unhealthy area, and that, in consequence, they must be regarded as several unhealthy areas.

The superficial area covered by the several buildings is as near as can be ascertained, without an actual survey of the premises, three and a-half acres.

I am, &c.

Appendix, No. 7.

PAPER handed in by Dr. *Corner*.

ARTIZANS AND LABOURERS' DWELLINGS IMPROVEMENT ACT, 1875.

PARISH of ALL SAINTS, POPLAR.

To the METROPOLITAN BOARD of WORKS.

Gentlemen,

I BEG to make official representation of the condition of White Hart-place, Poplar, and its immediate neighbourhood, a locality to which, in my opinion, the provisions of the Artizans and Labourers' Dwellings Improvement Act, 38 & 39 Vict. c. 36, might with advantage be applied, and have to state that I have made a careful inspection of the several streets, courts, alleys, places, &c., situate within the following boundaries, viz.:—White Hart-place on the south, Robin Hood-lane on the east, Well-street on the north, and Cotton-street on the west, numbering in all 208 houses, having a population (when inspected) of 267 families, with an aggregate total of 1,115 persons; and submit the undermentioned particulars as the result of my inquiry:—

White Hart-place is situate on the west side of Robin Hood-lane running westward; it contains five small houses, one on the south side having two rooms, with no through ventilation, and in my opinion unfit for habitation; and four on the north side known as *Burdett-place*; these, although better ventilated, are in a very dilapidated condition. Many houses, formerly standing in White Hart-place and Turner's-buildings adjoining, were closed a few years since by the order of the Poplar District Board of Works as being unfit for human habitation, and have since been demolished; there are nine families living in the remaining five houses, numbering 28 persons in all.

Forest-terrace, leading out of White Hart-place on the north side by a doorway, consists of five houses of three rooms each; they are in fair structural condition, with small back yards, and are well ventilated; there are ten families, having a total of 35 persons in all.

Garden-street is a continuation of White Hart-place, running northward, and contains 11 houses, several of which are 12 inches below the level of the pavement; Nos. 1 and 2 are the worst dwellings in the street, containing two small rooms, one over the other, having no ventilation, and are, in my opinion, quite unfit for human habitation; the others have small back yards and are better ventilated; the number of families is 13, total inhabitants 59.

Pump-alley, leading from Garden-street on the west side, contains three small houses of two rooms each without ventilation, and are, in my opinion, unfit for habitation; number of families three, total inhabitants 11.

Union Buildings is a small court backing on to Pump-alley, is nine inches below the pavement in Garden-street, and is approached by a narrow covered passage; there are three houses, of two rooms each, badly ventilated, and are unfit for habitation; number of families three, number of inhabitants seven.

Garden-place, in continuation of Garden-street, running eastward, contains 25 houses. Nos. 1, 2, 3, and 4, have long forecourts, but are 12 inches below the surface, and have no through ventilation; in other respects they are in tolerably good condition. Nos. 5, 6, 7, 8, 9, and 10, have four rooms each, with small back yards; these are generally dilapidated, and the sanitary arrangements are of a very poor description. Nos. 11, 12, 13, 14, and 15, are in a similar condition, the last two having no ventilation. Nos. 16 to 25, on the south side, have two rooms each, with small back yards, are ventilated through, and in better structural and sanitary condition. The number of families in Garden-place is 25; total inhabitants, 121. Nos. 7, 10, and 13, were unoccupied when inspected.

Caroline-place is situated on the north side of Garden-place, and consists of four houses, two facing east and two west; they have no ventilation, and are, in other respects, quite unfit for human habitation. Number of families, five; total number of inhabitants, 20.

Katherine-place, leading out of Garden-place, at the east end, by a doorway, contains 10 houses; five on the north side and five on the south; they have three rooms each, with small back yards; the sanitary arrangements, as regards privy accommodation, drainage, and water supply, are very imperfect; those on the south side are better, being of much more recent construction. Number of families, 11; inhabitants, 60.

Wellington-alley, leading from Garden-place on the south to Well-street on the north, is approached at both ends by a narrow covered passage; it contains nine houses, five on the east side and four on the west, they have two rooms each; seven of the houses are one foot six inches below the surface, and have no back ventilation. Nos. 5 and 6 are level with the pavement, and have small back yards, but are in very bad structural and sanitary condition, the whole of the houses being, in my opinion, quite unfit for human habitation. Number of families, 10; total number of inhabitants, 34.

Dock-street is situate at the south-east corner of Cotton-street, running eastward, and is connected with Garden-place by a narrow paved opening; it contains nine houses, two at the east end facing west, six on the south side, and one on the north side, four having four rooms each, and five two rooms each; they have all back yards, except No. 7, and are in tolerably good condition; there are 14 families, numbering 34 persons in all.

Hunt's-row contains seven houses, three facing Dock-street, and four situate in the rear of same, opening into Dock-street by a narrow alley or passage; they are all 12 inches below the surface, badly ventilated, and are without exception totally unfit for habitation. These houses have been closed twice during the last nine years by the action of the Poplar District Board, and are quite incapable of improvement unless pulled down and re-built; there are 12 families living in Hunt's-row, consisting of 40 persons in all.

Sydney-place, in continuation of Pump-alley, towards Sydney-street, westward, contains six houses, all on the south side, having three rooms each with back yards and in good general condition; they contain six families, numbering 33 persons in all.

Deal's-yard, leading out of Sydney-street at the south end by a narrow passage and doorway, contains four small tenements of two rooms each; they have no back ventilation, are below the surface, and in my opinion quite unfit for habitation; there are four families, numbering 18 persons in all.

Sydney-street, running northward from Sydney-place to Well-street, contains 19 houses, including four shops; two have six rooms each, and are in good order, eight have four rooms also in good condition, the remaining nine have three rooms each and badly ventilated, and several inches below the surface of the street, the sanitary arrangements, generally, being of a very inferior description. Sydney-street contains 23 families, numbering 107 persons in all.

Fuller's Cottages leads out of Dock-street on the south side, running southward; it contains six small cottages of two rooms each, one over the other; they have small paved forecourts, but no back yards, and have, therefore, no through ventilation; in other respects they are in tolerably good order; number of families, six; total inhabitants, 22.

Sun and Sawyer's-court, on the south side of Cotton-street, consists of six houses, and is approached by a covered passage about five feet wide. Nos. 1, 2, 3, and 4, contain two rooms each, and are situate in a small square paved court at the extremity of the passage; they have no through ventilation. The other houses have three rooms each, and are situate one on each side of the entrance; these are in better condition as regards ventilation and sanitary arrangements; the number of families is six; total inhabitants, 30.

Well-street is a thoroughfare running westward from Robin Hood-lane to Cotton-street, and on the south side contains 25 houses, viz., one public-house, one beerhouse, three shops, and 20 private houses, of which eight have two rooms each, are six inches below the surface, and, in my opinion, unfit for human habitation. The remaining houses of four and five rooms each are in better condition, and call for no especial remark; the number of families at the time of the inspection was 39; total number of inhabitants, 129. I may here state that several houses, formerly standing on the south side of Well-street, were a few years back closed by the action of the Poplar District Board, and have since been demolished.

Ivy-place is a small paved court on the south side of Well-street, and contains five small houses of two rooms each; they are badly ventilated, and the sanitary arrangements are of a very poor character. Number of families (when inspected), four; total inhabitants, 10.

India-row, leading out of Well-street on the south side, contains 19 houses of two rooms each, forming a quadrangular court. They have no back ventilation, which, together with the want of sufficient privy accommodation and other sanitary necessities, render them, in my opinion, unfit for habitation. The number of families living in India-row (when inspected) was 17, with a total of 91 persons in all.

Essex-place is a small court on the south side of Well-street, entered by a narrow opening about two feet wide; it contains six small tenements of two rooms each; they are about one foot six inches below the surface, have no back ventilation, and are, in my

opinion, quite unfit for habitation; number of families (when inspected) three; total number of inhabitants, 24.

Garden place, Well-street, contains three houses. Nos. 1 and 2 have three rooms each, and are in good structural and sanitary condition; No. 3 has two rooms badly ventilated, and, in my opinion, unfit for habitation; number of families, three; total number of inhabitants, 24.

Robin Hood-lane.—The section of Robin Hood-lane (on the west side), situate within the area comprised in this report, contains 18 houses, Nos. 41 to 57, inclusive. There are 14 shops, and four private dwellings, the only one calling for especial remark being No. 49, which has a passage through into Katharine-place before mentioned; this house has six rooms, is 12 inches below the pavement, and is in very bad structural and sanitary condition throughout, and, in my opinion, unfit for habitation; the number of families in the 18 houses is 28; total number of inhabitants, 111.

Cotton-street.—The portion of Cotton-street forming the western side of the block consists of one shop, five private houses, and a public school, all of which are in good structural and sanitary condition, and are a class of buildings not coming within the scope of this report.

I beg further to state that diseases indicating a generally low condition of health among the population of this neighbourhood have been prevalent from time to time, and may be attributed in a great measure to the closeness, bad arrangements, and defective sanitary condition of the streets, courts, alleys, and places within the said area, and to the want of sufficient light, air, ventilation, and other sanitary requirements; and although a considerable proportion of the houses mentioned in this report are free from the defects which characterise the majority, still I am of opinion that the evils complained of could not be effectually remedied otherwise than by a comprehensive scheme for the re-arrangement and re-construction of the locality in question, upon approved sanitary principles.

I have, &c.

(signed) *Samuel K. Ellison*,

Medical Officer of Health, South District,
which comprises the Parish of All Saints, Poplar.

14 March 1876.

Appendix, No. 8.

PAPERS handed in by Dr. *Meymott Tidy*.

To the CHAIRMAN and MEMBERS of the METROPOLITAN BOARD of WORKS.

Vestry Hall, Upper-street, Islington, N.
4 November 1875.

Gentlemen,

IN pursuance of the provisions of "The Artizans' and Labourers' Dwellings Improvement Act, 1875," I hereby make an official representation to the effect, that the houses situated in the undermentioned courts, alleys, and places, in the parish of St. Mary, Islington, and within certain areas as hereafter defined, are unfit for human habitation, and that the evils connected with such houses, courts, and alleys, and the sanitary defects in such areas, cannot be effectually remedied otherwise than by improvement schemes for the re-arrangement and re-construction of the streets and houses within such areas, or of some of such streets or houses, as provided for by the aforesaid Act.

(1.)

The following courts abutting upon the east side of the High-street, and lying between that side of the High-street on the west, Duncan-terrace on the east, the City-road on the south, and Duncan-street on the north :—This includes—

	Number of Houses.		Number of Houses.
Cobden-square - - -	15	Smith's-court - - -	4
Blackeney's-buildings - - -	6	Smith's-buildings - - -	23
Parcell's-court - - -	8	Rose and Crown-court - - -	13
Swan-yard - - -	6	Cox's-court - - -	3

(2.)

Little Pierrepont-row (eight houses in all), in Camden-passage, between Duncan-street on the south and Charlton-ereseent on the north.

(3.)

The following courts and places, containing the greater portion of the houses, situated in the one block of buildings, extending from Essex-road on the west side to Popham-road on the east, and from Greenman-street on the north to Britannia-row on the south side :—This includes—

	Number of Houses.		Number of Houses.
Elder-walk - - -	28	Jordan-place - - -	5
Lamb-yard - - -	2	Middle-row - - -	9
Elder-square - - -	2	Coles place - - -	6
Lee's-court - - -	5	Roberts-yard - - -	3
Gifford's-buildings - - -	6	Cottage-place - - -	11
Churchill-place - - -	9	Part of Popham-street, at the rear.	20

Cottage-row

	Number of Houses.		Number of Houses.
Cottage-row - - - -	5	Angler's Gardens - - -	21
Elder-place - - - -	7	Poole's-place - - - -	7
Broadway - - - -	7	Osborne-place - - - -	8
Birch-place - - - -	3	Clark's-place - - - -	3
Carver's-place - - -	4	Paradise-cottages - - -	6
Rose Cottages - - -	2	Paradise-place - - - -	39
Angler's Cottages - -	2		

I have, &c.
(signed) C. Meymott Tidy, M.B.,
Professor of Medical Jurisprudence and Public Health,
and Joint Lecturer on Chemistry at the London Hospital, and
Medical Officer of Health for the Parish of
St. Mary, Islington.

ARTIZANS' and LABOURERS' DWELLINGS IMPROVEMENT ACT, 1875.

Metropolis (Essex-road, Islington) Improvement.

To the METROPOLITAN BOARD of WORKS.

I, CHARLES MEYMOTT TIDY, M.B., the Medical Officer of Health of the Vestry of St. Mary, Islington, in the County of Middlesex, do hereby, pursuant to the provisions of the Artizans' and Labourers' Dwellings Improvement Act, 1875, make an official representation to the following effect :

That the houses, courts, or alleys, within a certain area under the jurisdiction of the Metropolitan Board of Works, and which area is described in the Schedule hereunder written, and which is coloured red upon the plan hereunto annexed, signed by me, are unfit for human habitation ; or that diseases, indicating a generally low condition of health among the population, have been from time to time prevalent within the said area ; and I further represent that such prevalence may reasonably be attributed to the closeness, narrowness, or bad arrangement or the bad condition of the streets and houses, or groups of houses within such area, or to the want of light, air, ventilation, or proper conveniences, or to other sanitary defects, and ; that the evils connected with such houses, courts, or alleys, and the sanitary defects in such area, cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within such area.

The SCHEDULE above referred to.

Elder-walk.	Roberts-yard.	Birch-place.
Lamb-yard.	Osborn-place.	Carver's-place.
Elder-square.	Clark's-place.	Rose-cottages.
Lecs-court.	Cottage-place.	Angler's-cottages.
Gifford's-buildings.	Part of Popham-street, at	Angler's-gardens.
Churchill-place.	the rear.	Poole's-place.
Jordan-place.	Cottage-row.	Paradise-cottages.
Middle-row.	Elder-place.	Paradise-place.
Cole's-place.	Broadway.	

and the area* adjoining thereto, also coloured red upon the said plan.

7 November 1877. (signed) C. Meymott Tidy, M.A., M.B.,
Professor of Chemistry to the London Hospital.

*1 to 16, Halton-place.
80 and 82, Essex-road ; suggested to include, 74, 76, and 78.
1 to 3, Adams-court.
Organ Factory, Somerset-place ; School, and 9 late 5, 11, 6, 13, 7, 15, 8a, 17, 36, 19, 37, 21, 38, 23, 39, 25, 40.
27, 42, and 43, 29, 44, Britannia-row.
1 to 6, Popham-place.
11 to 14, Popham-road.
18 and 19, Popham-road, and stables at rear.

ARTIZANS' and LABOURERS' DWELLINGS IMPROVEMENT ACT, 1875.

To the METROPOLITAN BOARD of WORKS.

I, CHARLES MEYMOTT TIDY, M.B., the Medical Officer of Health of the Vestry of St. Mary, Islington, in the County of Middlesex, do hereby, pursuant to the provisions of the Artizans' and Labourers' Dwellings Improvement Act, 1875, make an official representation to the following effect:

That the houses, courts, or alleys, within a certain area under the jurisdiction of the Metropolitan Board of Works, and which area is described in the Schedule hereunder written, signed by me, are unfit for human habitation, or that disease indicating a generally low condition of health among the population have been from time to time prevalent within the said area; and I further represent that such prevalence may reasonably be attributed to the closeness, narrowness, or bad arrangement or the bad condition of the street and houses, or groups of houses within such area, or to the want of light, air, ventilation, or proper conveniences or to other sanitary defects, and that the evils connected with such houses, courts, or alleys, and the sanitary defects in such area cannot be effectually remedied, otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within such area.

4 January 1878.

(signed) *C. Meymott Tidy*, M.B.,
Medical Officer of Health.

SCHEDULE.

	Houses.
1 to 8, Lindsey-cottages, Morton-road - - -	8
1 to 8, Concord-buildings, Ecclesbourne-road - - -	8
1 to 4, Norfolk-court, Ecclesbourne-road - - -	4
1 to 6, Norfolk-square, Ecclesbourne-road - - -	6
1 to 12, Norfolk-gardens, Ecclesbourne-road - - -	12
TOTAL - - -	38

Between Rotherfield and Queensbury streets, and Morton-road and Ecclesbourne-road, Islington.

4 January 1878.

(signed) *C. Meymott Tidy*.

Appendix, No. 9.

PAPERS handed in by Mr. *Liddle*.

OFFICIAL REPRESENTATIONS.

ARTIZANS' and LABOURERS' DWELLINGS IMPROVEMENT ACT, 1875.

To the METROPOLITAN BOARD of WORKS, the Local Authority as respects the Metropolis, appointed by the said Act.

Gentlemen,

I, THE undersigned John Liddle, the medical officer of health of the district of Whitechapel, within the metropolis, desire to make to your Board an official representation of the unhealthiness of a certain area within your jurisdiction as such local authority appointed by the said Act, and which area is situated partly within the parish of Whitechapel, and partly within the parish of Aldgate, both within the Whitechapel district, and extending from Dock-street, Whitechapel, on the east, to Peter's-court on the west; being bounded on the north by Royal Mint-street, and on the south by the portion of Upper East Smithfield extending from Cock-alley, and thence eastward to the bounday of the parish of Aldgate, and following the boundary of that parish northward to its junction within the southern boundary of the parish of Whitechapel, and thence eastward along the line of the boundary of the last-mentioned parish to Dock-street.

This area may be roughly estimated as containing six acres or thereabouts, and has a population of about 3,750, and it comprises some courts and alleys of the most wretched description, and includes the following streets, &c.:—Hogg-yard, Shorter's-rents, Vincent-place, Glasshouse-buildings, Glasshouse-street, Hayes-court, Chernbim-court, Providence-court, New Martin-street, Crown-court, Whitechapel, Garden-court, Compasses-court, Blue Anchor-yard, Russell-court, Hairbrain-court, Parson's-court, Holloway-court, Slater's-court, Rose-court, Cooper's-court, Kettleby-court, Bracey's-buildings, Brown Bear-alley, Butler's-buildings, Hurn's-buildings, Farthing-alley, Cock-alley, Cartwright-square, Crown-court, Aldgate, Cartwright-street, Walton's-court, Providence-place, Providence-row, Turner-street, Darby-street, Christopher-court, Crawford's-court, Alma-place, Wells-yard, Little Peter's-court, and Peter's court.

I desire to represent to your Board, that by reason of the closeness, narrowness, and bad arrangement, as well as by reason of the bad condition of the courts and houses within such area, diseases indicating a generally low condition of health amongst the population have been from time to time prevalent; and the death-rate of such population has been excessive, such excess being more than 50 per cent. above the ordinary rate of the district of Whitechapel, of which it forms a part.

I further desire to represent that the evils connected with such houses, courts, and alleys, and the sanitary defects in such area, cannot be effectually remedied otherwise than by an improvemet scheme for the re-arrangement and re-construction of the streets and houses within such area, or some of such streets and houses.

The density of this entire area is such as as to afford upon an average 8·2 square yards to each person; but in Crown-court, a court connecting Blue Anchor-yard with Glasshouse-street, there is only a space of 3·4 square yards to each person. The average number of persons to a house in the entire area is 8·3.

I am, &c.
(signed) *John Liddle*.

15, Great Alic-street, Whitechapel,
27 July 1875.

ARTIZANS' and LABOURERS' DWELLINGS IMPROVEMENT, ACT, 1875.

To the METROPOLITAN BOARD of WORKS, the Local Authority as respects the Metropolis, appointed by the said Act.

Gentlemen,

I, THE undersigned John Liddle, the medical officer of health of the district of Whitechapel, within the metropolis, have received a communication in writing, signed by 17 persons liable to be rated as in this Act mentioned (a copy of which communication I send

I send herewith) complaining to me of the unhealthiness of an area comprising the streets, courts, and alleys undermentioned, together with all the intervening courts, yards, and alleys, and which area is within the jurisdiction for which I am medical officer of health, namely:—Fashion-street, Flower-and-Dean-street, Keate-street, Upper Keate-street, Keate-court, Lower Keate-street, Thrawl-street, George-street, George-court, New-court, Dales-place, Fashion-court, Rosemary-court, Wilson's-place, Nelson's-court, and Sugar Loaf-court. All the above named streets, &c., are in Spitalfields parish.

George-yard, New-court, George-yard, Wentworth-street, Crown-court, Wentworth-street, Commercial-court, Tewkesbury-buildings, Inkhorn-court, and Queen's-place. All the last-named streets, &c., are in the parish of Whitechapel.

In accordance with the provisions contained in the above-named Act, I have inspected the area referred to in such complaint, and I hereby make an official representation to your Board, that, by reason of the closeness, narrowness, and bad arrangement of the several streets, courts, and alleys, which form a part of the area complained of, and from the old and worn-out condition of many of the houses contained therein, and from the want of proper conveniences to the same, such places and houses therein are unfit for habitation; and that the same cannot be effectually remedied otherwise than by an improvement scheme, for the re-arrangement and re-consturction of the several streets, courts, and alleys which are bounded on the east and north by an imaginary line drawn from the south-east angle of Queen's-place, including Queen's-place, thence crossing Angel-alley and George-yard, from thence to Wentworth-street, crossing Wentworth-street on to Flower-and-Dean-street, including the houses on the south side of Flower-and-Dean-street, from that part to the premises abutting upon Commercial-street, and bounded on the west and south by the rear of the warehouses in Commercial-street (except as to the portion described as Keate-court, the whole of which is included in this description), and by the rear of houses in High-street, Whitechapel, and which area is more particularly delineated on the plan hereto annexed and coloured red.

This area is about 18,382 square yards, and contains about 190 houses, and has a population of about 2,277; which gives about eight square yards on an average to each person.

The streets, courts, and alleys embraced in this area are as follows:—Tewkesbury-buildings, Inkhorn-court, George-yard (south end, west-side), Angel-alley (south end), Queen's-place, New-court, George-yard, Wentworth-street, George-street, Flower-and-Dean-street (south-side, from George-street to Commercial-street), Wilson's-place, Lower Keate-street, Keate-court, Upper Keate-street, Sugar Loaf-court, Crown-court, and Commercial-court. Although the whole area described above gives eight square yards to each person, yet we find that the density of some of the courts is much greater.

For instance, in Tewkesbury-buildings the space for each person is only four square yards; in Inkhorn-court it is four square yards for each person; in that portion of Angel-alley comprised in the area, it is also four square yards to each person; and in Queen's-place it is five square yards to each person.

From inquiries I have instituted, I find that the mortality in this area is largely in excess of the average rate of the district of Whitechapel; and I believe that it is not overstated in the complaint made.

So far as the residue of the area complained of is concerned, I am bound to represent that it is in many respects most objectionable, and that great benefit, in a sanitary point of view, would result if the whole were included in a scheme of re-construction; yet, as a matter of comparison, I feel it to be my duty to represent that I have selected the portion, which with few exceptions, comes within the definition "unfit for habitation."

Board of Works, Whitechapel District,
27 April 1876.

I am, &c.
(signed) *John Liddle.*

ARTIZANS' AND LABOURERS' DWELLINGS IMPROVEMENT ACT, 1875.

To the METROPOLITAN BOARD of WORKS, the Local Authority as respects the
Metropolis, appointed by the said Act.

Gentlemen,

I, THE undersigned John Liddle, the medical officer of health of the district of Whitechapel, within the metropolis, desire to make to your Board an official representation of the unhealthiness of a certain area within your jurisdiction, and which area is situated within the parish of Whitechapel, and is comprised within the following boundaries, viz.:—Wentworth-street on the north, Old Castle-street and New Castle-street on the east, partly by High-street, Whitechapel, partly by the rear of houses abutting upon High-street, Whitechapel, on the south; and by the rear of the houses abutting upon Middlesex-street on the west; and is defined upon the plan which is annexed hereto and distinguished by the colour red thereon.

This area may be roughly estimated as containing four acres or thereabouts, and contains about 314 houses; has a population of about 2,757, and it comprises some courts and alleys of the most wretched description, and includes the west side of New Castle-street,

street, part of the west side of Old Castle-street, the whole of Castle alley, the south side of Wentworth-street, the whole of Goulston-street, Goulston-court, Three Tun-alley, Marlborough-court, the larger portion of New Goulston-street, the whole of Love-court, Little Love-court, Horse Shoe-place, Elizabeth-place, Swan-court, Little Middlesex-street, Hebrew-place, and Boar's Head-yard.

I desire to represent to your Board that by reason of the closeness, narrowness, and bad arrangement, as well by reason of the bad condition of the courts and houses within such area, diseases indicating a generally low condition of health amongst the population have been from time to time prevalent, and most of the houses within the area are unfit for human habitation. I further desire to represent, that the evils connected with such houses, courts, and alleys, and the sanitary defects of such area cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the courts and houses within such area, or some of such streets and houses.

The density of this entire area is such as to afford, upon an average, less than eight square yards to each person.

15, Great Alie-street, 31 May 1876.

I am, &c.
(signed) *John Liddle.*

ARTIZANS' AND LABOURERS' DWELLINGS IMPROVEMENT ACT, 1875.

To the METROPOLITAN BOARD OF WORKS, the Local Authority as regards the
Metropolis, appointed by the said Act.

Gentlemen,

I, THE undersigned John Liddle, the medical officer of health of the district of Whitechapel, within the metropolis, have received a communication in writing, signed by 34 persons liable to be rated as in the said Act mentioned (a copy of which communication I send herewith) complaining to me of the unhealthy condition of certain areas, comprising: Area No. I., Great Pearl-street, Little Pearl-street, Grey Eagle-street, part of east side adjacent to Great Pearl-street, Vine-court, Crown-court, New-court, Wilk-court, Half Wilk-court, and Diamond-court, and Area No. II., King-street, Nos. 5, 6, 7, 8, 9, 10, and 11, and Matthew's-buildings in rear thereof; all of which are in the parish of Spitalfields, in the county of Middlesex, within your jurisdiction.

In accordance with the provisions contained in the before-mentioned Act I have inspected the areas referred to in such complaint, and I hereby make an official representation to your Board that by reason of the closeness, narrowness, and bad arrangement, as well as by reason of the bad condition of the several streets, courts, and houses within an area which forms part of the Area No. I. complained of are unfit for habitation, and that diseases indicating a generally low condition of health amongst the population have been from time to time prevalent there, and the death-rate of such population has been excessive. I further desire to represent that the evils connected with such houses, courts, and alleys, and the sanitary defects in such area, cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within the area extending on the south from the rear of the building known as the Royal Cambridge Music Hall in Commercial-street, eastward along a portion of Vine-court and a portion of Little Pearl-street, to the rear of a building used as a bacon store in Grey Eagle-street; bounded on the east partly by the rear of the said store and the rear of six houses in Grey Eagle-street, numbered 23, 25, 27, 29, 31, and 33; on the north by the rear of the houses on the south side of Quaker-street and extending from Grey Eagle-street to Wheeler-street; and on the west by the rear of a public-house in Wheeler-street, called "The Ship," and by Wheeler-street to include the houses numbered 22, 23, and 23½ in that street; from thence eastward along Great Pearl-street by the side of the Cocoa Manufactory there; and from thence south along the rear of the said Royal Cambridge Music Hall in Commercial-street to the starting point; and which area is more particularly delineated on the plan hereto annexed and coloured red.

This area is about 8,650 square yards, and contains a population of about 1,050; which gives about eight square yards to each person.

The annual rate of mortality in this area is exceedingly high, being on an average of the last three years 33·3 per 1,000; while that for the whole district of Whitechapel during the same period has been 26·4 per 1,000.

In my opinion, as at present informed, the Area No. II mentioned in the said communication or complaint is not an unhealthy area for the purpose of the said Act.

15, Great Alie-street, 20 July 1877.

I am, &c.
(signed) *John Liddle.*

ARTIZANS' AND LABOURERS' DWELLINGS IMPROVEMENT ACT, 1875.

To the METROPOLITAN BOARD of WORKS, the Local Authority as respects the Metropolis, appointed by the said Act.

Gentlemen,

I, THE undersigned John Liddle, the medical officer of health of the district of Whitechapel, within the metropolis, desire to make to your Board, as the local authority appointed by the said Act, an official representation of the unhealthiness of a certain area within your jurisdiction, and which area is situated partly within the parish of Spitalfields, and partly within the Old Artillery-ground; and extends from Bell-lane, commencing from Wentworth-street opposite Goulston-street, including the entire east side of Bell-lane, and Bell-court at the rear thereof, and a portion of the west side of the said Bell-lane, extending along Frying-pan-alley to Sandy's-row on the west, thence extending northwards along Sandy's-row to Artillery-lane, and including therein Parliament-court, Artillery-passage, and Rosetta-place, thence extending southward along Sandy's-row and Middlesex-street to Wentworth-street, thence extending along Wentworth-street to Bell-lane, and including therein Bull-court, New-court, Short-street, Cobourg-court, Little Montague-street, Cobb's-court, Cobb's-yard, Fisher's-alley, Lardner's-buildings, Cox's-square, Paradise-place, Tripe-yard, Tuson's-court, and Dinah's-buildings.

This area is delineated on the plan hereto annexed and coloured red, and may be roughly estimated as containing about 19,886 superficial yards, and has a population of about 2,307, and comprises some courts and alleys of the most wretched description, and includes the following streets, &c.:—Bell-lane, Cobourg-court, Little Montague-street, Bell-court, Artillery-passage, Parliament-court, Artillery-lane, Sandy's-row, Rosetta-place, Frying-pan-alley, Tripe-yard, Tuson's-court, Dinah's-buildings, Lardner's-buildings, Fisher's-alley, Cox's-square, Paradise-place, Cobb's-yard, Cobb's-court, Middlesex-street, Bull-court, Wentworth-street, New-court, and Short-street.

I desire to represent to your Board, that by reason of the closeness, narrowness, and bad arrangement, as well as by reason of the bad condition of the courts and houses within such area, disease indicating a generally low condition of health amongst the population have been from time to time prevalent. I further desire to represent, that the evils connected with such houses, courts, and alleys, and the sanitary defects in such area, cannot be effectually remedied, otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within such area, or some of such streets and houses.

The density of this entire area is such as to afford upon an average 8·6 square yards to each person.

The unhealthiness of this locality is, however, satisfactorily proved by the following letters, kindly given to me by Dr. Dyte, Dr. Swyer, and Mr. Sequeira, copies of which I forward with this communication.

I am, &c.
(signed) *John Liddle,*
Medical Officer of Health.

15, Great Alie-street, 7 September 1877.

BOARD OF WORKS, WHITECHAPEL DISTRICT.

Dwellings in Goulston-street and Localities adjacent.

Gentlemen,

As the sanitary officer of the north portion of the Whitechapel district, I feel it to be my duty to ask your attention to the bad sanitary condition of some of the courts and alleys in an area called the Goulston-street scheme; respecting which your medical officer of health made an official representation to the Metropolitan Board of Works of its unhealthiness on the 31st May 1876. This area may be roughly estimated as containing four acres or thereabouts, and about 314 houses with a population of about 2,757, and comprises some courts and alleys of the most wretched description, which have been condemned by the Metropolitan Board of Works under the Artizans' and Labourers' Dwellings Act, 1875, as unfit for human habitation. I desire to inform your Board that the sanitary condition of several of the places in this area are becoming worse every day, and the difficulties of getting anything done to improve the condition of the houses by the landlords are very great. It is only by daily visiting the localities and frequently urging the landlords of some of the property to effect the necessary improvements that I am able to get any sanitary works carried out.

The claims of the several owners of property in the area are being considered by the Metropolitan Board of Works, and some of them, I believe, have already been settled; but up to the present time not one of the houses in this wretched locality has been closed or pulled down under the Act. The shocking condition of the dwellings in Castle-alley, Jacob's-court, Goulston-street, Goulston-court, Marlborough-court, and Little Love-court,

court, and the unhealthy appearance of the persons occupying such places, especially the young children, are very lamentable, and cause me great anxiety. I have served notices for the sanitary improvement of some of the houses in Castle-alley, Jacob's-court, Goulston-street, Goulston-court, Marlborough-court, Little Love-court, Wentworth-street, and Boar's Head-yard, and, to some extent, the orders have been complied with. The extremely bad condition of the area in question, and the fact of its being much overcrowded, has caused me to make this report to you. I may add, that should epidemic disease make its appearance in this area, I fear that the consequences would be very serious.

19 January 1880.

I am, &c.
(signed) *Richard Skidmore Wrack*,
Sanitary Inspector.

BOARD OF WORKS, WHITECHAPEL DISTRICT.

Dwellings in Royal Mint-street.

Gentlemen,

I HAVE to direct your attention to the dilapidated and bad sanitary condition of the houses in the courts and turnings south of Royal Mint-street, more especially to the following, viz.:—Searl's-buildings, Hairbrain-court, Bracey's-buildings, Walton's-court, Well's-yard, and Peter's-court. A more deplorable state of things could not possibly exist. The houses in themselves are in a very dirty condition. Some of them are entirely without privy accommodation, and, in other cases, the privies are so dilapidated and filthy as to render them unfit for use. In some cases there is no water supply; in others the fittings are so defective that the water flows over and the yards are flooded in consequence of the drains being defective. The yards are also badly paved and there are no dust-bins. On the west side of Well's-yard and Peter's-court the closets were in the basements but, from the bad smell arising from them, notice was given to the owner to have them removed, and such notice was complied with, excepting in three or four of the houses where the tenants kept them in good order, and new ones were erected on the opposite side of the street, in a yard at the rear of the houses in Cartwright-street. These closets have, however, been taken down by the Metropolitan Board, and the tenants are consequently left without the necessary accommodation, and they have to go wherever they can to find a convenience. In some cases the soil is thrown into the streets. The whole of the above-named houses are the property of the Metropolitan Board, and they receive the rents thereof. Every room is occupied by a separate family, and some of the rooms are overcrowded or indecently occupied. Some steps should be taken either to close the houses entirely, or to put them in a proper sanitary condition; for should they be allowed to remain in their present condition till the hot weather sets in, there will be great danger of an outbreak of fever or other contagious disease.

2 February 1880.

I am, &c.
(signed) *Isaac Battram*,
Sanitary Inspector.

Appendix, No. 10.

PAPERS handed in by Mr. G. A. Rogers.

Mr. G. A. Rogers to the Metropolitan Board of Works.

Offices of the Board of Works, Limehouse District.

White Horse-street, Commercial-road, East,
9 November 1875.

Gentlemen,
I BEG to submit to your honourable Board, a representation under the Artizans' and Labourers' Dwellings Improvement Act, 1875, regarding an area in the parish of Wapping.

This area adjoins the property in St. Botolph Without, Aldgate, recently made the subject of a representation to your honourable Board by the medical officer of health for the Whitechapel district. It contains 42 houses, with 175 rooms, and 248 inhabitants. The rate of mortality for the year 1874 in this area was 50 per 1,000, that of the entire district for the same period having been 23·9.

The houses in this area are very dilapidated; the ground floors of many of them are below the level of the courts in which they are situated; the conveniences for the performance of the commonest domestic offices are of the most meagre description, while the small size of the houses (none of them containing more than three small rooms) causes them frequently to be overcrowded to an alarming extent.

I therefore submit to your honourable Board that such a state of things is extremely prejudicial to the persons inhabiting these houses, and can only be remedied by an improvement scheme for the re-arrangement and re-construction of the streets and houses within this area.

I have the honour to enclose herewith a portion of an Ordnance sheet of the district, tinted red, to show the area referred to, and a detailed report of the number of houses, rooms, persons, &c., contained therein.

I have, &c.
(signed) George Arthur Rogers,
Medical Officer of Health for the
Limehouse District.

To the Metropolitan Board of Works.

AREA, No. I.

LOCALITY.	Number of Houses.	Number of Rooms.	Number of Persons.	Number of Deaths in Houses in 1874.	Number of Deaths in Public Institu- tions in 1874.	Rate of Mortality in Area in 1874.	Rate of Mortality in District in 1874.	Extent of Area.
Brown Bear-alley - -	4	12	24	3	1	50 per 1,000	23·9 per 1,000	Yards super. 2,334
Green-yard - - -	15	45	99	2	0			
Black Jack-alley - -	4	12	26	0	1			
Coopers-row - - -	4	10	25	0	0			
Coopers-court - - -	3	9	14	1	0			
Chambers-square - -	12	37	60	3	1			
TOTAL - - -	42	125	248	9	3	50 per 1,000	23·9 per 1,000	2,334

AREA of Land and Premises at *Wapping* proposed to be taken under the Artizans' Dwellings Act.

Green-yard	-	-	-	-	-	-	165	} 1,784 yards.
Brown Bear-alley	-	-	-	-	-	-	68	
							<hr/>	
Coopers-row	-	-	-	-	-	-	70	
							63	
							<hr/>	} 550 yards.
							17	
							25	
							<hr/>	
Chambers-square	-	-	-	-	-	-	58	} 550 yards.
							75	
							<hr/>	
							30	
							20	
							<hr/>	} 2,334 yards.
TOTAL in yards super.							- - -	

Mr. G. A. Rogers to the Metropolitan Board of Works.

Offices of the Board of Works, Limehouse District.

Gentlemen,

White Horse-street, Commercial-road, East,
19 May 1879.

I BEG to submit to your honourable Board a representation under the provisions of the Artizans' and Labourers' Dwellings Improvement Act, 1875, respecting an area in the Limehouse District.

The area in question is situated in the parish of Limehouse, and is bounded on the north by Willow-row, on the south by Ropemakers Fields, on the west by Nightingale-lane, and on the east by premises forming part of the Barley Mow Brewery, and is shown on the accompanying plan tinted red.

It covers a superficial space of nearly 94,000 feet, and contains 105 houses, inhabited by about 650 persons.

Diseases indicating a generally low condition of health amongst the population, are from time to time prevalent within this area, and I am of opinion that such prevalence may reasonably be attributed to the bad arrangement and bad condition and construction of the houses within the area, together with want of ventilation and proper conveniences. I am further of opinion that such defects cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the houses within this area.

I may state that while the death-rate of the Limehouse district during the last three years averages 25 per 1,000 persons living, the death-rate in the area in question, for the same period, averages 31 per 1,000.

I therefore pray your honourable Board to take into consideration this representation under the provisions of the before-mentioned Act.

I have, &c.
(signed) G. A. Rogers,
Medical Officer of Health for the
Limehouse District.

To the Metropolitan Board of Works.

Appendix, No. 11.

PAPERS handed in by Mr. *Blyth*, 4 July 1881.

ST. MARYLEBONE.

To the Chairman and Members of the METROPOLITAN BOARD of WORKS.

REPORT made by the Medical Officer of Health of the Parish of St. Marylebone to the Metropolitan Board of Works, in conformity with the provisions of the Act 38 & 39 Vict. c. 36.

IN conformity with the provisions of the Artizans' and Labourers' Dwellings Improvement Act, 38 & 39 Vict. c. 36, I beg to make official representation of the under-mentioned houses and places situated in the parish of St. Marylebone, as being unfit for human habitation, for the following reasons:—

Many of the houses are in a ruinous and dilapidated condition, and diseases indicating a generally low condition of health have from time to time been prevalent amongst the inhabitants of such houses and places, owing to impure air, insufficient ventilation, want of proper conveniences, and other sanitary defects, which defects generally cannot, in my opinion, be effectually remedied otherwise than by an improvement scheme.

Houses included in the 1st Group or Area:—

1. Bowman's-buildings, leading into Edgware-road.
2. Linton-place, leading into Earl-street, Lisson-grove.
3. Little Earl-street, leading into Bell-street, Lisson-grove.
4. Grove-cottages, leading into Bell-street, Lisson-grove.
5. St. James'-place, leading into Bell-street, Lisson-grove.

Houses included in the 2nd Group or Area:—

Providence-place, leading to Upper Lisson-street, Lisson-grove.

Houses included in the 3rd Group or Area:—

Edwards'-place, leading to Seymour-place.

Houses included in the 4th Group or Area:—

Britannia-gardens, leading into Moore-street, Bryanston-square.

Court House, Marylebone,
12 August 1875.

(signed) *J. Whitmore*, M.D.,
Medical Officer of Health
for the Parish of St. Marylebone.

ST. MARYLEBONE.

ARTIZANS' and LABOURERS' DWELLINGS IMPROVEMENT ACT, 1875.

To the METROPOLITAN BOARD of WORKS.

Metropolis (Bowman's Buildings, Marylebone) Improvement.

I, JOHN WHITMORE, of No. 15, Wimpole-street, in the parish of St. Marylebone, in the county of Middlesex, M.D., the medical officer of health of the Vestry of St. Marylebone, do hereby, pursuant to the provisions of the Artizans' and Labourers' Dwellings Improvement Act, 1875, make an official representation to the following effect:—

That the houses, courts, or alleys, within a certain area under the jurisdiction of the Metropolitan Board of Works, and which area is described in the Schedule hereunder written, and is coloured red upon the plan hereunto annexed, signed by me, are unfit for human habitation, or that diseases indicating a generally low condition of health among the population have been from time to time prevalent within the said area, and I further represent that such prevalence may reasonably be attributed to the closeness, narrowness, or bad arrangement, or the bad condition of the streets and houses or groups of houses within such area or to the want of light, air, ventilation, or proper conveniences or to other sanitary defects, and that the evils connected with such houses, courts, or alleys, and the sanitary defects in such area cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within such area.

7 November 1877.

(signed) *J. Whitmore.*

The SCHEDULE above referred to.

Bowman's-building's, Berry-place,

Linton-place, Bell-street,

Little Earl-street,

Grove-cottages,

St. James'-place,

and the area adjoining thereto, also coloured red upon the said plan.

(Presented to Board, 9 November 1877.)

Appendix, No. 12.

PAPERS handed in by Mr. *Rygate*, 4 July 1881.

ST. GEORGE-IN-THE-EAST.

To the METROPOLITAN BOARD of WORKS.

Gentlemen,

As Medical Officer of Health for the parish of St. George-in-the-East, I beg to submit to your notice an official representation concerning three unhealthy areas in the above parish.

Several portions of them have houses so built, and so densely populated, as to be unfit for human habitation, as also by reason of their want of sufficient ventilation, or proper conveniences, or from other causes; these dwellings are thus highly injurious to the moral and physical welfare of their inhabitants; fever and disease constantly exist in them, causing death or low condition, or loss of health.

In my opinion an improvement scheme is essential for the effectual remedying of the above defects.

Vestry Hall, Cable-street,
St. George-in-the-East, 20 September 1875.

I have, &c.
(signed) *John James Rygate*, M.B.

Visited by Committee. Refusal as to London-terrace and Perseverance-place, as too limited; Scheme may be prepared for area.

6 August 1880.

ST. GEORGE-IN-THE-EAST.—SCHEDULE.

Areas.		Number of Houses.	Population.	Population per House.	One Year's Return Sickness Cases of Medical Officer.	Per-centage of Sickness to Population.	Area.	Population per Acre.	
1	London-terrace	23	199	8·65	58	29	12½ poles	661	{Sanitary officer informs Metropolitan Board of Works of dangerous structures; Metropolitan Board serve notice; not attended to; summons put on door; Mr. Lushington orders 14 days; on 12th, landlord pulled down.
	Bowyer's-buildings	{empty 3 } ⁴	51	12·75	32	62	31½ "	1,020	
	Victoria-place	9	30	3·3 empty and under notice.	—	—	—	—	
2	Palmer's Folly	27	157	5·8	60	38	—	—	{No water rate paid; no rent paid for weeks; vestry pay arrears put on water; landlord asks police protection; constant man required; is now doing up again.
	Perseverance-place	{empty 1 } ¹⁷	67	4·7 no back.	38	36	78½ poles	520	
No through ventilation; no E. or W. entrance. 3	Boundaries:								
	N.—Tench-street (police—worst place)	—							{Total annual mortality - 31 per 1 000. From zymotic diseases, 25·8 - 8 Diseases of low health - 7 " " From other causes - 16 " "
	W.—Bird-street	—							
	S.—West end of Green Bank	—							
	E.—West side of Anchor and Hope-alley	—							
	Salter's-alley	—							
	Lower Well-alley	—							
	Lower Gun-alley	—							
	Knight's-court	—							
	Maynard's-court	—							
	Church-gardens	—							
		207	1,593	7·6	383	24	3¼ acres	498	
						Hospital letters; Dispensary; Clergy.			
	TOTAL	291	2,097						

St. George-in-the-East, 20 September 1875.

Appendix, No. 13.

PAPERS handed in by Mr. *Waterworth*, 4 July 1881.

SOUTHWARK.

Mr. *Henry Bateson*, M.D., to the Metropolitan Board of Works.

Gentlemen,

I RESPECTFULLY submit to your notice the following blocks of buildings, which I consider will come under the meaning of the Artizans' Dwellings Act, 1875, as expressed in the following words:—And whereas there are . . . a great number of houses, courts, and alleys which, by reason of want of light, air, ventilation, or of proper conveniences, are unfit for human habitation, . . . and that the evils connected with such houses, courts, or alleys, and the sanitary defects in such area cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within such area . . . the local authority shall take such representation into their consideration, and if satisfied of the truth thereof, shall pass a resolution to the effect that such area is an unhealthy area, and that an improvement scheme ought to be made in respect of such area.

For the convenience of the Board, I have sent plans of the localities, with the number of houses, of families, and of persons.

(signed) *Henry Bateson*, M.D.,
Medical Officer of Health for the District of
St. George-the-Martyr, Southwark.

To the Metropolitan Board of Works.

(Presented to Board, 22 October 1875.)

ST. GEORGE-THE-MARTYR, SOUTHWARK.

Mr. *Henry Bateson*, M.D., to the Metropolitan Board of Works.

As the Medical Officer of Health for the parish of St. George-the-Martyr, Southwark, in the county of Surrey, I beg to make an official representation that the area shown upon the annexed plan, and coloured green thereon, bounded on the one side by Ann's-place, on another side by Duke-street, on another side by Webber-row, and on another side by Tower-street, is an unhealthy area for the purposes of Section 4 of the Artizans' and Labourers' Dwellings Improvement Act, 1875. That the houses, courts, or alleys, within the above area, are unfit for human habitation, and that diseases indicating a generally low condition of health among the population have been prevalent in such area, and that such prevalence may reasonably be attributed to the closeness, narrowness, and bad arrangement and bad condition of the streets and houses within such area, and to the want of light, air, ventilation, or proper conveniences, and that the evils connected with such houses, courts, or alleys, and the sanitary defects in such area, cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within such area.

I have, &c.
(signed) *Henry Bateson*,
Medical Officer of Health,

To the Metropolitan Board of Works.
4 November 1876.

St. George-the-Martyr, Southwark.

Appendix, No. 14.

PAPER handed in by Mr. *Liddle*.Mr. *John Liddle* to the Secretary of State for the Home Department.Office of the Board of Works, Whitechapel District,
No. 15, Great Alie-street, Whitechapel, E.

9 November 1877.

Sir,

As the Medical Officer of Health for the Whitechapel District, entrusted with the supervision of the health of the district, I feel it my duty to ask your serious consideration of the following facts:—

Some time since I made an official representation to the Metropolitan Board of Works of the wretched condition of an area in this district, which was afterwards dealt with by that Board under the Artizans' and Labourers' Dwellings Act, and the scheme known as the Rosemary-lane Scheme has received the sanction of Parliament, and the further arrangements are, as I am informed, now under your consideration.

The extremely bad condition of the area was the moving influence to cause me to make a representation under the Act; and the fact of its being extremely overcrowded, has, from time to time, caused me serious apprehensions should epidemic disease make its appearance there.

It is a matter of great satisfaction to me that the area has been condemned, but the present condition of a great number of the houses and courts gives me now far more anxiety than I before had, for the reason that the owners and occupiers knowing that an award has been made by Sir Henry Hunt, look upon the condition of things as on the eve of change. The result is that the tenants refuse to pay rent, and in many cases injure the premises they occupy.

The landlords refuse to repair the houses, or even to cleanse the privies, and the state of filth and wretchedness which now exists in places is infinitely worse than before.

To remedy these evils I have had to direct that proceedings should be taken to obtain orders from the magistrate to close some of the houses, but as the object of the Legislature appears to me to provide residences instead of ejecting tenants, I feel in a grave dilemma as to what to do for the best.

It has occurred to me to make this representation to you in the hope that you may be able to render some assistance under the circumstances.

The portion of the property is worst at the eastern side of the area; and it occurs to me respectfully to suggest for your consideration the propriety of that portion being first taken for the purposes of demolition and reconstruction.

To the Right Hon. R. A. Cross,
Secretary of State for the Home Department.

I have, &c.
(signed) *John Liddle*.

Appendix, No. 15.

PAPERS handed in by Mr. *Gatliff*, 14 July 1881.

(A.)

OCCUPATIONS of TENANTS of the Metropolitan Association for Improving the Dwellings of the Industrious Classes, 8, Finsbury Circus, London, E.C.

Account book maker - 1	Coach builders - - 4	Lamplighters - - 3	Plate workers - - 3
Artists - - - 2	Coffee roaster - - 1	Lathrender - - 1	Postman - - - 1
Armourer - - - 1		Labourers - - - 65	Plateman - - - 1
	Decorators - - - 2		
Barometer maker - 1	Draymen - - - 23	Laundresses - - - 6	Railway servants - 10
Beadle - - - 1	Detective officer - 1	Leather sorter - - 1	
Biscuit makers - - 2	Dressmakers - - - 5	Lithographers - - - 3	Stove fitter - - - 1
Bricklayers - - - 8	Dustman - - - 1	Letter sorter - - - 1	Saddle maker - - - 1
Booksellers - - - 6	Druggists - - - 2	Lithographic printers - 4	Salesmen - - - 6
Brass finishers - - 11	Dyer - - - 1	Lightermen - - - 2	Stereotyper - - - 1
Bookbinders - - - 18	Dairymen - - - 3	Law stationer - - - 1	Stained glass printer - 1
Bootmakers - - - 4	Dock foreman - - - 1	Locksmith - - - 1	Shoemakers - - - 12
Buttermen - - - 2	Dressing-case maker - 1		Shopmen - - - 6
Blacksmiths - - - 4		Music sellers - - - 2	Saddler - - - 1
Butlers - - - 6	Engravers - - - 7	Modeller - - - 1	Sugar refiners - - 12
Brewers' servants - 10	Engineers - - - 13	Mail-cart driver - - 1	Sailor - - - 1
Bakers - - - 7	Engine drivers - - - 2	Mangle women - - - 6	Stonemasons - - - 4
Brass moulders - - 2	Electro-plater - - - 1	Missionaries - - - 2	Stokers - - - 2
Brushmakers - - - 7	Engine fitters - - - 3	Masons - - - 3	Soup shopkeeper - - 1
Book marbler - - - 1		Machine fitter - - - 1	Schoolmasters - - - 2
Bridle cutter - - - 1	Farriers - - - 4	Marble mason - - - 1	School Board visitor - 1
Book gilder - - - 1	French polishers - - 6	Machine ruler - - - 1	Superintendents - - 7
Book folders - - - 2	Fishmongers - - - 5	Military Instrument maker - - - 1	Smiths - - - 5
Butchers - - - 4	Forewoman - - - 1	Metal polisher - - - 1	Sawyers - - - 3
Bible-woman - - - 1	Fireman - - - 1	Map mounter - - - 1	Servants - - - 5
Book rulers - - - 2	Frame maker - - - 1	Messengers - - - 7	Scripture reader - - 1
Box maker - - - 1	Furrier - - - 1	Manager, Goods Depot - 1	Sextoness - - - 1
Broker - - - 1	Foremen - - - 3	Meter maker - - - 1	Stationers - - - 2
Builders' foremen - 4	Gilders - - - 5	Meter tester - - - 1	Storekeepers - - - 3
Bus conductor - - - 1	Glass bender - - - 1	Miner - - - 1	
Barman - - - 1	Gun makers - - - 5	Market clerk - - - 1	Tailors - - - 66
	Gardeners - - - 3	Machinists - - - 4	Travellers - - - 3
Card enameller - - 1	Glass cutters - - - 3	Market constable - - 1	Turners - - - 4
Capsuler - - - 1	Goldsmith - - - 1		Timekeeper - - - 1
Carver and gilders - 2	Gas-meter makers - - 2	Nurses - - - 2	Tin-plate workers - - 7
Cabdrivers - - - 17	Gatekeeper - - - 1	Needlewomen - - - 3	Tobacco cutters - - 2
Cabinet makers - - 14	Grooms - - - 3	No occupation - - - 1	Trimmer - - - 1
Compositors - - - 23	Gasfitters - - - 8		Tie maker - - - 1
Clerks - - - 20	Grocer - - - 1	Omnibus driver - - - 1	Tailoresses - - - 6
Cutlers - - - 3	Gas-meter inspector - 1	Oilman - - - 1	Tanner - - - 1
Coachmen - - - 7	Gold wire-workers - - 2	Organ builders - - - 2	Tinmen - - - 2
Carpenters - - - 29	Gold printer - - - 1	Office cleaners - - - 2	Typefounders - - - 3
Collector - - - 1	Gold beater - - - 1		Trunk makers - - - 2
Commission agent - 1		Park-keeper - - - 1	
Confectioners - - - 2	Hammerman - - - 1	Portmanteau maker - - 1	Upholsterers - - - 2
Coopers - - - 4	Hop foremen - - - 2	Plasterer - - - 1	Umbrella makers - - 2
Carmen - - - 32	Hatters - - - 2		
Curriers - - - 7	Horsekeepers - - - 10	Painters - - - 20	Visitor - - - 1
Customs' officers - - 5	Hairdresser - - - 1	Police officers - - - 33	
Carpet planners - - 6	Harness makers - - - 2	Pianoforte makers - - 3	Warders - - - 8
Cooks - - - 3	Horse dealer - - - 1	Porters - - - 53	Wood carver - - - 1
Coal merchant - - - 1		Printers - - - 32	Wheelwrights - - - 2
Cigar maker - - - 1	Inkstand maker - - - 1	Pensioners - - - 2	Whitesmiths - - - 3
Chocolate maker - - 1	Ironer - - - 1	Packing-case makers - 2	Waiters - - - 3
Clicker - - - 1	Iron moulder - - - 1	Pocket-book maker - - 1	Watchmakers - - - 3
Coach trimmer - - - 1	Insurance agents - - 3	Printers' roller makers 2	Warehousemen - - - 39
Commissionaire - - 1	Ivory cutter - - - 1	Packers - - - 7	Wine merchant - - - 1
Colour grinder - - - 1	Ironmonger - - - 1	Potman - - - 1	Widows - - - 43
Chair maker - - - 1		Panman - - - 1	Watchmen - - - 3
Clock makers - - - 2	Jewellers - - - 8	Plumbers - - - 5	Wire drawer - - - 1
Charwomen - - - 13	Joiners - - - 6	Pipe mounter - - - 1	Weaver - - - 1
Cellarmen - - - 6	Jewel-case maker - - 1	Paper stainer - - - 1	Weighers - - - 2

31 March 1879.

SCALE OF RENTS AND AMOUNT OF ACCOMMODATION.																		
NAME OF BUILDINGS AND ADDRESS.	When Opened.	Number of Families.	Number of Rooms.	Cost per Room, exclusive of Land.	Gross Cost of Buildings.	Gross Rental.	One Room and Scullery.		Two Rooms and Scullery.		Three Rooms and Scullery.		Four Rooms and Scullery.		Five Rooms and Scullery.		Shops.	
							Number of Sets.	Rents.	Number of Sets.	Rents.	Number of Sets.	Rents.	Number of Sets.	Rents.	Number of Sets.	Rents.	Number.	Rent.
1. Albert Family Dwellings, Albert-street, Mile End New Town.	May 1850	60	234	£. s. d. 41 19 -	£. s. d. 11,365 11 8	£. s. d. 912 16 4	-	s. d. s. d. - - -	6	s. d. s. d. 4 3 to 5 3	54	s. d. s. d. 4 9 to 6 6	-	s. d. s. d. -	-	s. d. s. d. -	-	s. d. s. d. -
2. Albert Cottages, Albert- street, Mile End New Town.	Aug. 1858	33	108	38 - -	6,371 4 1	531 15 -	-	- - -	30	5 6 " 6 -	-	- - -	-	- - -	-	3 10 6 to 11 -	-	-
3. Albion Buildings, Bar- tholomew-close, Alders- gate-street.	Jan. 1855	20	40	Built -	2,381 1 1	242 9 -	-	- - -	20	4 - " 5 -	-	- - -	-	- - -	-	-	-	-
4. Alexandra Cottages, Beckenham, Kent.	Aug. 1866	164	886	30 8 6	33,246 10 4	3,148 12 -	-	- - -	-	- - -	-	- - -	96	Cottage and garden, 7 s.	68	Cottage and garden, 7 6 to 8 -	-	-
5. Carrington Mews Dwell- ings, Hertford-street, Mayfair.	Mar. 1878	25	78	55 14 -	7,844 6 5	532 - -	5	6 - to 7 -*	20	7 6 to 9 -	-	- - -	-	- - -	-	-	-	-
6. Farrington Buildings, Farringdon-road, E.C.	Jan. 1874	264	773	53 12 -	41,441 10 -	5,066 2 -	49	5 - " 5 6	135	5 - " 7 3	69	5 3 to 9 -	-	- - -	-	-	11 17 6 to 20 -	-
7. Gatliff Buildings, Com- mercial-road, Pimlico.	May 1867	149	352	54 4 6	19,500 - -	1,593 16 -	31	2 6 " 3 -	100	4 - " 4 6	18	4 9 " 5 9	-	- - -	-	-	-	-
8. Hamilton Square, Snow's Fields, Bermondsey.	July 1855	108	438	44 11 4	23,192 12 9	1,743 6 -	-	- - -	-	- - -	102	4 - " 7 -	6	5 9 to 7 6	-	-	-	-
9. Howard Buildings, Al- bert-street, Mile End New Town.	May 1869	83	285	59 8 -	24,845 2 -	1,284 8 -	-	- - -	12	5 - to 5 6	61	5 - " 6 3	10	6 6 " 8 -	-	-	-	-
10. Ingestre Buildings, Gol- den-square.	Dec. 1854	60	224	44 - -	9,852 6 3	1,329 8 -	-	- - -	19	6 - " 7 -	41	7 6 " 9 -	-	- - -	-	-	-	-
11. Pancras Square, Platt- street, Old Pancras- road.	Dec. 1847	110	420	43 3 4	18,415 15 2	1,950 - -	1	3 s. 6 d.	19	4 6 " 6 9	90	6 3 " 8 3	-	- - -	-	-	-	-
12. Queen's Place, Dockhead	Mar. 1854	10	40	Built -	111 8 2	117 - -	-	- - -	-	- - -	10	4 s. 6 d. 7 3 to 7 9	-	- - -	-	-	-	-
13. Victoria Cottages, Albert- street, Mile End New Town.	Feb. 1865	36	116	37 17 -	7,602 2 5	593 1 -	-	- - -	28	5 3 to 6 6	8	- - -	-	- - -	-	-	-	-
		1,122	3,994	- - -	206,169 10 4	19,047 13 4	86	Single rooms from 2 6 to 7 -*	389	Sets of two rooms from 4 - to 9 -	453	Sets of three rooms from 4 - to 9 -	112	Sets of four rooms from 5 9 to 8 -	68	Sets of five rooms from 7 6 to 8 -	14	Shops from 10 6 to 20 -

* These are large rooms, with a scullery and a recess for bed, in a district where ground-rents are very high.

31 March 1879.

Charles Gatliff, Secretary.

(B.)

ARTIZANS' DWELLINGS.

STATEMENT of the AGENCIES at present at work.

Number of Families.	Name of Association or Individual. Date of Establishment, and how established.	Office or Address to which Communications should be sent.	Amount of Capital actually Employed (including Loans).
			£.
1,279	Metropolitan Association for Improving the Dwellings of the Industrious Classes, 1841.	8, Finsbury Circus, E.C. - -	240,689
1,278	Society for Improving the Condition of the Labouring Classes.	Exeter Hall - - - -	36,400
38	Strand Buildings Company - - - -	33, Norfolk-street, Strand - -	5,000 (no loans).
To 30 June 1880 weekly, about 3,944	Improved Industrial Dwellings Company, Limited.	34, Finsbury Circus, E.C. - -	To Dec. 1880 702,366
238	Corporation of the City of London, 1864; Corporation Buildings and Farringdon Road, 1880.	Guildhall - - - -	72,700
—	Corporation of the City of London, 1864; Viaduct Buildings, 1875.	Guildhall - - - -	—
421	Victoria Dwellings Association, established as the Metropolitan Artizans' and Labourers' Association, Limited, 1875 (Artizans', Labourers', and General Dwellings Company, Limited).	9, Victoria Chambers, Westminster Abbey, S.W.	114,500
190	Columbia Square Model Dwellings - -	Estate and General Offices (Baroness Burdett-Coutts), Columbia Market.	—
—	Onslow Model Dwellings, St. George's (Hanover-square).	Office, Pond-place, Fulham - -	—
—	Parochial Association for Improving the Dwellings of the Labouring Classes, by Donations, 1849.	307, Oxford-street, W. - - -	—
2,355	Peabody Donation Fund, 1862 - - -	64, Queen-street, Cheapside, E.C. -	Dec. 1880 594,197
180	Marylebone Association for Improving the Dwellings of the Industrious Classes, 1854.	—	—
—	Central London Dwellings Improvement Company, Limited. Incorporated under "The Joint Stock Companies Act," June 1861.	Mr. Betts, 2, Gray's Inn-place, Gray's Inn-road.	21,300
497	London Labourers Dwellings Society, Limited, 1861.	5, Eldon-street, Finsbury - -	81,171
32	Bell-street Buildings, established 1871. Five ladies provided the capital.	1, Clifton-place, Sussex-square, W. -	3,904
11	Somerset Beaumont, esq.; lease bought about 1870 (11 and 12, Barrett's-court, Wigmore-street, W.)	3, St. Christopher's Buildings, Wigmore-street.	530
46	Somerset Beaumont, esq., 1877 (15 to 20 Barrett's-court, Wigmore-street, W.)	- - ditto - - ditto - -	6,500

Number of Families.	Name of Association or Individual. Date of Establishment, and how established.	Office or Address to which Communications should be sent.	Amount of Capital actually Employed (including Loans).
			£.
22	John Ruskin, esq. (Freshwater place, and 207, Marylebone-road).	52, Devonshire - street, Portland-place, W.	2,800
11	John Ruskin, esq. (1, 2, and 3, Paradise-place, Paddington-street, Marylebone).	91, Onslow square, S.W. - -	800
28	Miss Stephen, 1878 (Hereford Buildings, Church-street, Chelsea, S.W.)	Miss Stephen, 48, Cheyne Walk, Chelsea, S.W.	About 4,800
8	Four houses, 12, 13, 14, and 15, Lower William-street, Portland Town, N.W.	5, Lancaster-terrace, Regent's Park, N.W.	160
48	A. G. Crowder, esq. (George Yard Buildings, Whitechapel, 1876).	93, Wentworth-street, Commercial-road, E.	3,850
9	F. Myers, esq. (11, 12, and 14, New-court, Whitechapel).	- - ditto - - ditto - - -	500
4	Rev. S. A. Barnett (14, George-yard, White-chapel).	- - ditto - - ditto - - -	210
6	E. Bond, esq. (2 and 3, Angel-alley) - -	- - ditto - - ditto - - -	455
13	E. Bond, esq. (92 to 94½, Wentworth-street) -	- - ditto - - ditto - - -	1,609
64	The Earl of Pembroke (75 to 83, Wentworth-street, and 1, 2, 5, 6, 7, 8, Angel-alley).	- - ditto - - ditto - - -	1,000 (Loan).
2	Mrs. Barnett and E. Bond, esq. (14, New-court).	- - ditto - - ditto - - -	60
6	Miss Octavia Hill - - - - -	Mrs. E. Maurice, Eland House, Hampstead.	140 (49 years lease).
84	The Misses Stirling, 1871 (Walmer-street and Walmer-place, Marylebone).	Miss Stirling, The Craig, Falmouth	3,000
27	Trustees of the Wells and Campden Charity, (Wells-buildings, Wells-cottages).	F. J. Munro, 22, Thurloe-road, Hampstead.	6,664
27	E. S. Lidget, 1875 - - - - -	40, Gordon-square - - - - -	780
10,838 600	Peabody, now erecting.	£.	1,906,085

SPECULATIVE BUILDERS.

Sutton & Dudley.—Albany-road, Camberwell; The Palatine, New Kent-road; Gurney-street, New Kent-road; Pollock-road; Rodney-road; Munton-road; Madewell-street, Camberwell; Millais-street, Camberwell; Holmby-street, Camberwell; Surrey Gardens Estate, Walworth; Manor-place, Walworth; Sturgeon-road, Walworth.

J. W. Hobbs.—Southwark Bridge-road; site of Queen's Bench Prison sold to the National Model Dwellings Company; capital, 500,000 *l*.

Hartnoll.—Liquorpond-street, Gray's Inn-lane.

Twenty Builders at Stamford Hill.

Twenty Builders at Tottenham.

Twenty Builders at Edmonton.

Pearce.—Forest Hill.

Willmott.—Hackney.

Appendix, No. 16.

PAPERS handed in by Mr. *Vigers*, 11 July 1881.

The Sixteenth Annual REPORT of the TRUSTEES of the PEABODY DONATION FUND.

TRUSTEES:

The Right Honourable the Earl of Derby (Chairman).
His Excellency the United States Minister.
The Right Honourable Sir Stafford H. Northcote, Bart., G.C.B., M.P.
Sir Curtis M. Lampson, Bart.
Sir Charles Reed, LL.D., M.P.
J. S. Morgan, Esq.
G. C. Lampson, Esq.

Secretary: J. Crouch, 64, Queen-street, Cheapside, E.C.

THE Trustees submit to the public their Annual Report for the year 1880.

The net gain of the year, from rents and interest, has been 25,276 *l.* 11 *s.* 8 *d.*, and on land sold at Chelsea, 1,503 *l.* 6 *s.*, making in the whole, 26,779 *l.* 17 *s.* 8 *d.*, as shown by the annexed accounts.

The sum given and bequeathed by Mr. Peabody was, in 1862, 150,000 *l.*; in 1866, 100,000 *l.*; in 1868, 100,000 *l.*; and in 1873, 150,000 *l.*; making a total of 500,000 *l.*; to which has been added money received for rent and interest, 250,697 *l.* 3 *s.*, making the total Fund on the 31st December last, 750,697 *l.* 3 *s.* Of this amount there was spent to the end of 1880, the sum of 594,197 *l.* 10 *s.* 4 *d.*, thus leaving in the hands of the Trustees at that time 156,499 *l.* 12 *s.* 8 *d.*

The Trustees have up to the present time provided for the artizan and labouring poor of London, 5,170 rooms, exclusive of bath rooms, laundries, and washhouses. These rooms comprise 2,355 separate dwellings, which are occupied by 9,899 individuals. The nature of the occupation of the heads of the families is set forth in the subjoined Table.

Of the six plots of land purchased from the Metropolitan Board of Works, referred to in last year's report, the Trustees have to state as follows:—

Glasshouse-street.—Possession of this site was acquired on the 4th of March last, and 10 blocks of buildings, containing 630 rooms, are nearly completed, and will be opened in the spring.

Bedfordbury.—The greater part of this site was made over to the Trustees on the 26th of May last, and four blocks, containing 280 rooms, were at once commenced. These, it is hoped, will be ready for occupation at the end of the summer. The remainder of this site did not become available until the 22nd of November. On this part a building, to contain 84 rooms, will soon be commenced.

Great Wild-street.—Possession of this site was obtained on the 7th of July, and soon afterwards 13 buildings, to contain 819 rooms, were commenced. These will probably be finished during the present year.

Whitecross-street.—Only two small parts of this site are in possession of the Trustees, and as yet no buildings have been commenced, the area being too small to build upon with advantage.

Old Pye-street and Pear Tree-court.—These sites are not yet in the hands of the Trustees.

The Trustees hope that before the close of the present year they will have provided additional accommodation for 760 families, or upwards of 3,500 individuals.

The death-rate in the Peabody Buildings during the past year was 19·71 per 1,000, which is about 2·49 in a thousand below the average of all London for the same period. The actual number of deaths is taken from returns furnished by the district registrars, and the calculation has been checked and confirmed at the General Register Office, Somerset House.

The average weekly earnings of the head of each family in residence at the end of the year was 1 *l.* 3 *s.* 4½ *d.* The average rent of each dwelling was 4 *s.* 4½ *d.* per week, and of each room 1 *s.* 11½ *d.* The rents in all cases include the free use of water, laundries, sculleries, and bath-rooms.

London, February 1881.

J. Crouch, Secretary.

THE RENTS charged at the various Groups of BUILDINGS are set forth in the following Table.

Where Situate.	One Room.				Two Rooms.				Three Rooms.				Four Rooms.		
	s.	d.	s.	d.	s.	d.	s.	d.	s.	d.	s.	d.	s.	d.	
Shadwell - - - - -	2	—	to	2	3	3	—	to	3	3	4	—	to	4	6
Chelsea - - - - -	2	3	„	2	6	3	6	„	4	—	4	6	„	4	9
Islington - - - - -		2		6		3	3	„	3	9		5	—		
*Spitalfields - - - - -		2		6		3	6	„	4	—		5	—		
Bermondsey - - - - -	2	3	to	2	6	4	—	„	4	3	5	—	„	5	6
Westminster - - - - -	2	6	„	3	3	4	—	„	5	6	5	—	„	6	9
Old Pye-street - - - - -	2	6	„	3	6	3	6	„	4	9	5	—	„	5	6
Blackfriars-road - - - - -	2	6	„	3	—	3	9	„	4	6	4	9	„	5	9
Stamford-street - - - - -	2	9	„	3	—	4	3	„	4	6	5	—	„	5	9
Southwark-street - - - - -		3	—			4	3	„	4	9	5	3	„	5	9
Pimlico - - - - -	2	9	„	3	—		4	6				5	9		7 6

* There are three sets of extra large rooms on this property, for which higher rents are charged.

TABLE showing the Employment of the Tenants.

Bakers - - - - - 19	Lamplighters - - - - - 14	Shipwrights - - - - - 7
Bookbinders, &c. - - - - - 35	Laundresses - - - - - 12	Shopmen - - - - - 28
Boot and Shoemakers - - - - - 28	Leather dressers - - - - - 16	Smiths - - - - - 35
Brewers' men - - - - - 58	Letter carriers, &c. - - - - - 51	Soldiers - - - - - 13
Bricklayers - - - - - 16	Lightermen - - - - - 10	Stevedores - - - - - 22
Cabinet makers - - - - - 8	Manglewomen - - - - - 14	Stokers - - - - - 17
Cabmen - - - - - 17	Mariners - - - - - 16	Storekeepers - - - - - 11
Carmen - - - - - 95	Masons - - - - - 16	Supernumerary clerks - - - - - 7
Carpenters - - - - - 29	Messengers - - - - - 61	Tailors - - - - - 35
Charwomen - - - - - 84	Mustard makers - - - - - 14	Tanners - - - - - 5
Coachmen and stablemen - - - - - 33	Needlewomen - - - - - 135	Ticket collectors - - - - - 6
Coal heavers - - - - - 5	Nurses - - - - - 22	Tide waiters - - - - - 11
Coopers - - - - - 6	Office keepers - - - - - 8	Timekeepers - - - - - 12
Costermongers - - - - - 10	Painters, &c. - - - - - 46	Turners - - - - - 7
Cork cutters - - - - - 4	Pensioners - - - - - 48	Various handicrafts - - - - - 42
Enginemmen - - - - - 45	Police constables - - - - - 125	Waiters - - - - - 36
Envelope makers, &c. - - - - - 10	Porters - - - - - 285	Warders - - - - - 5
Firemen - - - - - 7	Printers - - - - - 62	Warehouse labourers - - - - - 76
Hatters - - - - - 12	Sawyers - - - - - 4	Watchmen - - - - - 37
Harness makers - - - - - 8	Scripture readers - - - - - 8	
Labourers - - - - - 399	Servants - - - - - 23	

FINANCIAL STATEMENT for the Year ending 31st December 1880.

FIRST TRUST.

CAPITAL ACCOUNT.

DEBIT.	£.	s.	d.	CREDIT.	£.	s.	d.
Amount as per last Report - - - -	234,240	5	7	Land and buildings - - - -	209,825	12	4
Balance of income - - - -	5,814	6	11	Investments - - - -	14,527	-	-
				Cash at interest - - - -	14,000	-	-
				Ditto at Bank of England - - - -	1,678	5	9
				Ditto in hands of secretary - - - -	23	14	5
£.	240,054	12	6	£.	240,054	12	6

INCOME ACCOUNT.

RECEIPTS.	£.	s.	d.	EXPENDITURE.	£.	s.	d.
Rents :				Rates, Gas, Water, Superintendence and Repairs :			
Spitalfields Estate - - - -	1,029	5	6	Spitalfields Estate - - - -	336	11	-
Islington " - - - -	1,767	12	2	Islington " - - - -	778	16	2
Shadwell " - - - -	1,717	1	-	Shadwell " - - - -	808	1	8
Westminster " - - - -	1,941	3	-	Westminster " - - - -	614	12	8
Chelsea " - - - -	625	14	9	Chelsea " - - - -	274	16	8
Bermondsey " - - - -	720	5	3	Bermondsey " - - - -	549	4	7
Old Pyc-street " - - - -	2,013	6	3	Old Pyc-street " - - - -	1,066	13	2
Interest, &c., on Investments - - - -	794	8	-	Expenses of management - - - -	365	13	1
£.	10,608	15	11	Balance to capital account - - - -	5,814	6	11
				£.	10,608	15	11

SECOND TRUST.

CAPITAL ACCOUNT.

DEBIT.	£.	s.	d.	CREDIT.	£.	s.	d.
Amount as per last Report - - - -	489,676	19	9	Land and buildings - - - -	384,371	18	-
Gain on Chelsea - - - -	1,503	6	-	Investments - - - -	77,561	10	-
Balance of income - - - -	19,462	4	9	Cash at interest - - - -	46,000	-	-
				Ditto at Bank of England - - - -	2,704	17	6
				Ditto in hands of secretary - - - -	4	5	-
£.	510,642	10	6	£.	510,642	10	6

INCOME ACCOUNT.

RECEIPTS.	£.	s.	d.	EXPENDITURE.	£.	s.	d.
Rents :				Rates, Gas, Water, Superintendence and Repairs :			
Blackfriars-road Estate - - - -	3,912	18	3	Blackfriars-road Estate - - - -	1,376	12	9
Stamford-street " - - - -	4,122	1	5	Stamford-street " - - - -	1,198	12	8
Southwark-street " - - - -	3,249	11	-	Southwark-street " - - - -	859	5	11
Pimlico " - - - -	6,233	13	-	Pimlico " - - - -	1,562	12	2
Chelsea " - - - -	23	15	-	Chelsea " - - - -	2	4	-
Little Coram-street " - - - -	102	5	-	Expenses of management - - - -	453	15	3
Interest, &c., on investments - - - -	7,211	3	10	Balance to capital account - - - -	19,462	4	9
£.	24,855	7	6	£.	24,855	7	6

We have examined the above accounts for the year ending 31st December 1880, and have compared them with the books, vouchers, and securities of the trusts, and find the same to be correct,

C. F. Kemp, Ford & Co.,
8, Walbrook, London, E.C.

SITES Purchased by the PEABODY TRUSTEES.

N A M E.	Scheme.			Used for Street Improvements.		Land Reserved for Trade Purposes.			Net Cost of Site.	Sold to Peabody Trustees.			No. 13.	Loss.	Loss as per Metropolitan Board of Works.	Area of Open Space in Site Sold to Peabody Trust.		Rateable Value of Buildings.			
	No. 1.	No. 2.	No. 3.	No. 4.	No. 5.	No. 6.	No. 7.	No. 8.		No. 9.	No. 10.	No. 11.				No. 12.	No. 14.	No. 15.	No. 16.	No. 17.	No. 18.
	Area.	Outlay.	Cost per Foot.	Area.	Cost.	Area.	Value per Foot.	Total Value.			Area.	Pice per Foot.				Price.		Old.	New.	Old.	New.
Bedfordbury - - -	Feet. 44,550	£. 83,554	£. s. d. 1 17 6	Feet. 10,702	£. 20,066	Feet. 1,046	£. s. d. 1 - -	£. 1,046	£. 62,442	Feet. 32,802	£. s. d. - 5 -	£. 8,200	£. 54,242	£. 75,654	Feet. 7,148	Feet. 16,140	£. 1,416	£. 1,071			
Great Wild-street - -	58,509	119,125	2 - 8	5,865	11,925	- nil -	-	-	107,200	52,644	- 5 -	13,161	94,039	103,550	6,059	20,624	2,753	2,295			
Old Pye-street - - -	123,300	74,313	- 12 -	14,140	8,484	26,660	- 15 -	19,925	45,834	82,500	- 5 -	20,625	25,209	56,741	4,426	53,114	1,930	1,989			
Pear Tree-court - - -	44,640	19,925	- 8 11	11,418	5,090	- nil -	-	-	14,835	33,222	- 5 -	8,305	6,530	13,939	6,412	50,596	443	918			
Whitecross-street - -	324,333	371,245	1 2 10	108,850	124,270	70,483	1 5 -	88,103	158,872	145,000	- 5 -	36,250	122,622	336,973	35,379	60,100	3,337	5,202			
Whitechapel and Limehouse	82,639	66,604	- 16 1	13,334	10,722	350	- 15 -	262	55,620	68,955	-	10,000	45,620	56,604	27,609	42,477	1,007	1,836			
TOTAL - - -	677,971	734,766	-	164,309	180,557	98,539	-	109,406	444,803	415,121	-	96,541	348,262	643,461	87,033	213,051	9,986	13,311			

Nos. 1 and 2. Taken from a statement published by the Metropolitan Board of Works.	No. 6. Computed from published plans.	No. 9. Prices in No. 2, after deducting Nos. 5 and 8.	No. 13. No. 2, after deducting Nos. 5, 8, and 12.	Nc. 16. Computed from Metropolitan Board's plans.
3. Computed from the above.	7. Taken from a statement published by the Metropolitan Board of Works.	10. Taken from published plans.	14. Published by the Metropolitan Board of Works.	17. Obtained from the parishes.
4. Computed from published plans.	8. Computed area in No. 6 at price in No. 7.	11. The agreed price of 3 d. per foot at 20 years' purchase.	15. Computed from Metropolitan Board's plans.	18. Estimate based upon the number of blocks of buildings the Peabody Trustees are to erect under their agreement.
5. Worked out upon the prices in No. 3.		12. Computed.		

Appendix, No. 17.

PAPER handed in by Sir *James M^cGarel-Hogg*.

The Metropolis (Whitechapel and Limehouse) Scheme Confirmation Act, 1876.

REVISED CONDITIONS for letting Building Plots A B C D E F and G and Form of TENDER.

N.B.—Persons desirous of tendering are to fill up, sign, and date this form, and also to sign the annexed Plan, and deliver the same in a sealed cover at the Office of the Metropolitan Board of Works, Spring Gardens, addressed to the Board with the words “Whitechapel and Limehouse Scheme. Tender for Building Land” written on the cover.

METROPOLITAN BOARD OF WORKS.

The Artizans’ and Labourers’ Dwellings Improvement Act, 1875, and the Metropolis
(Whitechapel and Limehouse) Improvement Scheme Confirmation Act, 1876.

Tender for a Building Lease.

To the Metropolitan Board of Works.

I HEREBY offer to become lessee of the plots of ground situate in or near Glasshouse-street and Blue Anchor-yard in the parish of St. Mary Whitechapel in the county of Middlesex delineated and coloured pink blue and yellow on the plan attached hereto and signed by me for the term of 80 years from the 25th day of March 1879 at a rent for the first year of the said term of a peppercorn and during the residue of the term at the yearly rent of £. free of land tax which has been or will be redeemed by the Board and upon the terms and conditions following and with such right of pre-emption of the ground rent and reversion as is hereinafter expressed.

CONDITIONS.

1. The Board shall not be bound to accept the highest or any tender.
2. The party whose tender shall be accepted (hereinafter called the intended lessee) shall within 14 days after the acceptance of his tender execute and deliver to the Board a contract under seal to be prepared by the Board’s solicitor in accordance with the tender of the intended lessee as accepted and these Conditions and at the same time pay to the Board as a deposit a sum equal in amount to the amount of the second year’s rent and such payment shall subject to these Conditions on the granting of the lease or leases be taken to discharge the lessee from payment of rent for the first two years of the said term.
3. This tender and the contract to be entered into pursuant thereto are intended to be made and entered into under the provisions of the Artizans’ and Labourers’ Dwellings Improvement Act 1875 the Metropolis (Whitechapel and Limehouse) Improvement Scheme Confirmation Act 1876 and the Metropolis (Whitechapel and Limehouse) Improvement Scheme 1876 confirmed by the last-mentioned Act and the intended lessee shall be held to have full knowledge of all the provisions of the said Acts and Scheme and to be bound by the same provisions but provided the provisions of the first-mentioned Act are complied with any modifications in the said Scheme which may be suggested by the intended lessee will be favourably considered by the Board and if approved by them will be submitted to the Secretary of State for the Home Department for his approval.

4. Upon

4. Upon the execution and delivery by the intended lessee of the said contract and the payment by the intended lessee of the deposit as aforesaid the intended lessee shall for the purpose only of building and of executing works in the manner and to the extent hereinafter stipulated be entitled to enter upon the said plots of ground.

5. The plots of ground and their measurements are believed to be correctly described and shown upon the plan and as they are open to view no error of description or measurement or misstatement or omission in these conditions or the plan nor the existence in or over any plot of any right of light or way or other easement not referred to in the said plan or condition shall annul the tender of the intended lessee or his contract with the Board or entitle the intended lessee to compensation or abatement in rent.

6. The intended lessee shall on each of the said plots of ground erect one or more block or blocks of buildings suitable for use and occupation as dwellings for artizans and labourers and other persons of the working class within the meaning of the said Acts and Scheme and each block of buildings shall be placed in such position and be of such size form elevation architectural and other proportions height mode of construction materials external and internal arrangement and have such fittings drainage sanitary arrangements water supply position and general character and the portions of the said plots unbuilt on shall be laid out and fenced in such manner as shall be approved by the Board and the said Secretary of State before the work is commenced.

The blocks shall be so constructed as to provide in the aggregate accommodation for not less than 1,372 persons.

The portions of the said plots cross-barred and marked A B C D E F and G on the plan indicate the positions of the several blocks of buildings as provided by the said Scheme but the intended lessee is at liberty to suggest for the approval of the Board and the said Secretary of State any other mode of plotting out the ground which to the intended lessee may appear more desirable.

7. The intended lessee shall within six weeks from the date of the contract submit to the Board for their approval and the approval of the said Secretary of State plans elevations sections and drawings drawn to a scale of one quarter of an inch to a foot and figured in detail of each of the blocks of buildings to be built by the intended lessee as aforesaid together with full descriptions or specifications describing in detail the mode of the construction of the buildings and the internal division of the same and the fittings and fixtures therein and the proposed number of holdings and the number of rooms to be provided therein and the water supply water-closets sinks sewers drains dust-shoots and sanitary arrangements to be made and provided therein and the materials to be used in the construction of the buildings and of the fixtures and fittings thereof and also the intended mode of laying out fencing and dealing with such portions of the said plots of ground as are not intended to be built upon and the intended lessee shall submit to any modifications alterations omissions or additions in or to the said plans elevations sections drawings descriptions and specifications or any of them as shall to the Board and the said Secretary of State seem fit. A copy of such plans elevations sections drawings descriptions and specifications in the form in which the same shall have been approved by the Board and the said Secretary of State shall when the same have been so approved be signed by the chairman of the Board and by the intended lessee and be deposited in the office of the superintending architect of the Board and be binding upon the Board and the intended lessee.

8. No building shall be commenced or proceeded with nor shall any portions of the said plots not intended to be built upon be laid out fenced or dealt with before the said plans elevations sections drawings descriptions and specifications shall have been approved as aforesaid. All buildings to be built as aforesaid shall be built and completely finished and fitted in the most substantial and workmanlike manner with new and sound materials of the best quality with all necessary offices and conveniences under the inspection of the said architect and in all respects in strict conformity to the approved plans elevations drawings descriptions and specifications referred to in the 7th Condition and to his approbation in all respects and the footings of all the walls shall be carried down to such depth and be based upon a concrete bottom of such quality depth and breadth as he may require. The intended lessee shall in building be subject to all rights of light and air and other easements (if any) existing over any of the pieces of ground or any portion thereof respectively and he shall likewise in all respects conform to the requisitions of the 18 & 19th Vict. c. 122 the 41st & 42nd Vict. c. 32 and all other Statutes already made or hereafter to be made in relation to buildings within the metropolis and also conform to all bye-laws now made or hereafter to be made under any of the same Statutes.

9. No part of the ground shall be dug out to a lower depth than shall be requisite for the formation of the foundations of the building to be built thereon or for the construction of the drains thereto and no earth clay sand loam or gravel dug out shall be sold or disposed of or removed from the premises (except such as it shall be necessary to remove for the performance of the works) without the consent of the Board.

10. The carcase of each of the blocks of building to be built as aforesaid shall be completed by the intended lessee with all walls roofs slatings gutters rainwater pipes drains area gratings and joists of floors in accordance with the foregoing Conditions within 12 calendar months after the date of his contract and the whole of such blocks of building shall

shall be completely finished by the intended lessee with all proper fixtures and fittings fit for occupation and use and the portions of the said plots not intended to be built upon shall be laid out fenced and dealt with as hereinbefore provided within the further term of six calendar months thereafter.

11. The said architect and all officers and workmen of the Board acting under his authority shall be entitled to enter upon every or any part of the ground and into the buildings in course of erection thereon at all times during the erection of the buildings and the preparation of the ground for the same and the laying out and fencing of the portions of the said plots not intended to be built upon and if the said architect or other officer or workman so authorised by him shall find that any portion of any building is not built or fitted or that the portions of the said plots not intended to be built upon or any one or more of them are or is not laid out and fenced in all respects in conformity with the said approved plans elevations sections drawings descriptions and specifications as aforesaid and with these conditions or with the provisions of the said Acts of Parliament and Scheme or that any work done or materials used in any part of such building or in the foundations for the same or in the said laying out or fencing is or are not in strict accordance with the said descriptions and specifications and these conditions or otherwise entirely to the approval of the said architect the said architect may by notice in writing under his hand left upon the premises require the intended lessee forthwith to take down and remove the same portion work and materials and to rebuild and make good the same in such manner and with such materials as shall be in conformity with the said approved plans elevations sections drawings descriptions and specifications and within such time as the said architect shall direct or otherwise in such manner with such materials and within such time as the said architect shall by his notice require and if the intended lessee shall fail to comply with such notice the Board may (without prejudice to any other right or remedy of the Board against the intended lessee and without relieving the intended lessee from any penalty or forfeiture under these Conditions or otherwise) take down and remove such building work or materials and provide other proper materials and employ workmen to rebuild and make good the said building and work and the intended lessee shall pay to the Board the cost incurred by them in so doing with interest thereon at the rate of 5 *l.* per cent. per annum from the date when the same shall be expended to the date of repayment.

12. If any dispute shall arise between the Board and the intended lessee as to any matter connected with the buildings to be erected or their mode of construction or the materials to be used or as to the laying out paving fencing or dealing with any portions of the said plots not intended to be built on which matter is not provided for by the said approved plans elevations sections drawings descriptions and specifications or these conditions or the said Acts of Parliament or Scheme such dispute shall be decided by the said architect but in case the intended lessee shall decline to be bound by the decision of the said architect then such dispute may at the instance of either party be referred to the said Secretary of State whose decision shall be final.

13. Any relic article or thing whatsoever of antiquity rarity or value which may be found or discovered in or upon any part of the ground or in or upon any remains of former buildings lately standing thereon or which may be found or discovered in excavating for the foundations or drains of the buildings to be built under these Conditions shall belong and be delivered to the Board and immediately upon the finding or discovery of any such relic article or thing the intended lessee shall give notice thereof to the said architect and shall suspend all works which might cause damage or injury to such relic article or thing until the Board shall have been enabled to remove the same and the said architect shall be entitled to give all such directions as he may think necessary for the preservation and removal of such relic article or thing and the intended lessee shall observe and perform all directions given by the said architect as aforesaid.

14. Upon a certificate signed by the said architect that the carcasses of all the buildings to be built by the intended lessee have been completed by the intended lessee within the time limited by the 10th Condition and in entire conformity with the said approved plans elevations sections drawings descriptions and specifications and these conditions the intended lessee will accept and upon payment by the intended lessee of all sums payable by him to the Board under any of these conditions the Board will (if the intended lessee have not under these conditions forfeited his right to the same) grant to the intended lessee a lease for the term of 80 years from the 25th day of March 1879 of the said plots of ground with the buildings built thereon at the rent of a peppercorn for the first year of the term and for each subsequent year at the rent specified in such contract. The Board will if required by the intended lessee grant and the intended lessee will if required by the Board accept a separate lease of each of the plots coloured pink blue and yellow on the plan. If separate leases are granted as aforesaid the rent shall be apportioned in such manner as the Board shall approve. All rents shall be payable quarterly on the usual quarterly days without any deduction or abatement except the land tax which has been or will be redeemed by the Board and the Landlord's Property Tax. The leases and counterparts are to be prepared by the solicitor to the Board and the intended lessee shall execute and deliver to the Board the counterparts and shall pay to the Board all proper costs and charges including stamp duty for the preparation and execution of such leases and counterparts. Each lease shall be in the form of the draft annexed to these Conditions.

15. The

15. The Board shall not be required to furnish any abstract of their title or to show produce or covenant to produce any title deeds or evidence of title or any evidence of their right to grant the leases and no objection whatever shall be made to the title of the Board or their right to grant the leases.

16. The intended lessee shall not assign or part with either in whole or in part his contract with the Board or the benefit thereof or any of the powers or authorities thereof without the consent of the Board in writing under their seal.

17. The intended lessee shall until the granting of the lease or leases agreed to be granted to him pay the rent or rents and observe and perform all and singular the covenants and conditions to be reserved and contained in such lease or leases when granted as if the said lease or leases had been already granted and the Board shall have and may use and exercise all the rights powers authorities and remedies which they might have done under the lease or leases as fully as if the same had been actually granted and without prejudice to any other rights powers authorities and remedies vested in or exercisable by them under these conditions or the contract to be executed pursuant thereto.

18. If the intended lessee shall not as hereinbefore provided complete the carcasses of all the buildings to be built by him or shall not completely finish the same buildings with all offices fixtures fittings and conveniences fit for immediate occupation and use and lay out pave fence or deal with the portions of the said plots not intended to be built upon within the times respectively limited for those purposes by the 10th Condition or if he shall refuse or neglect to take up and pay for the said leases or any one of them and to execute and deliver the counterparts or counterpart thereof or if the intended lessee shall fail to abide by perform and observe any one of these conditions or any part thereof (and in this respect where any date or time is by these conditions stated or limited for the performance or observance of any condition or act time shall be considered as of the essence of the contract) the deposit paid by the intended lessee shall be absolutely forfeited to the Board and the Board shall have full power by resolution under their common seal to declare the contract with the intended lessee to be void and thereupon to resume possession of the plot or plots of ground agreed to be leased and not already leased to such intended lessee and to appropriate and become absolute owners of all buildings and parts of buildings then standing on the same plot or plots and of all building and other materials and things then remaining thereon and to relet the said plot or plots and otherwise deal with the same as fully in all respects as if the contract with the intended lessee had never been made but without prejudice to the right of the Board to recover any arrears of rent or other sums then due from the intended lessee or any other sums payable by him to the Board under these conditions and without prejudice to all other rights and remedies which the Board might otherwise have for breach of these conditions or any of them or any part thereof.

19. The intended lessee his executors administrators or permitted assigns may at any time after he or they shall have become entitled to a lease or leases of all the said plots of ground comprised in this tender but not after the expiration of five years from the date of his contract with the Board to be entered into under Clause 2 of these Conditions by notice in writing under his hand delivered to the clerk or solicitor to the Board or their successors signify his intention to purchase of the Board or their successors the fee simple and inheritance of and in all the said plots of ground in reversion expectant upon the determination of the lease or leases hereinbefore referred to at a price equal to 25 years' purchase of the amount of the deposit to be paid by the intended lessee under clause 2 of these conditions.

20. In the event of the notice referred to in the 19th clause of these Conditions being given the said sale and purchase shall be carried into effect under and subject to the following conditions and agreements that is to say :—

(a) The sale and purchase shall be completed on the first usual quarter-day next after the expiration of three calendar months from the day of the delivery of the said notice.

(b) The rent shall be paid to the Board to such quarter-day and the intended lessee his executors administrators and permitted assigns shall be exonerated from the payment of the rent after that day and if need be for carrying out this provision the deposit to be paid by the intended lessee pursuant to the 2nd clause of these conditions upon the execution of the contract and which it is intended shall on the granting of the lease or leases exonerate the intended lessee from the payment of the second year's rent or a proper proportion of such deposit shall be repaid by the Board or their successors to the intended lessees his heirs executors administrators or permitted assigns on completion of the said sale and purchase.

(c) If from any cause the said sale and purchase shall not be completed on the said quarter-day hereinbefore appointed for the completion thereof the intended lessee his executors administrators or permitted assigns shall on the completion of such sale and purchase pay to the Board or their successors in addition to the purchase money calculated as aforesaid interest thereon at five per cent. per annum from the said quarter-day to the day of actual completion and this provision shall not prejudice the right of the Board or their successors to have specific performance of these conditions and of the contract to be entered into between them and the intended lessee as aforesaid

said or their right to put an end to the agreement for sale and purchase as hereinafter mentioned.

(d) The Board or their successors shall not be required either before or upon the completion of the sale to produce or show or covenant to produce or show any title to the said plots of ground or any title deeds or evidence of title relating thereto and no objection to or requisition on the title of the Board or their successors shall be made by the intended lessee his executors administrators or permitted assigns but it shall be assumed without proof that the Board was at the date of the tender of the intended lessee and of the contract between them and the intended lessee and that they and their successors thenceforth subject thereto continued to be seized of or entitled to the said plots of ground for an estate of inheritance in fee simple free from incumbrances with full power of sale and leasing.

(e) If notwithstanding the provision lastly hereinbefore contained the intended lessee his executors administrators or permitted assigns shall make any requisition on or objection to the title of the Board or their successors or their powers of sale or leasing or as to the conveyance or otherwise and shall insist on the same after being required by the Board or their successors or their solicitor to waive the same the Board or their successors if they be unable or unwilling to remove such objection or to comply with such requisition may by resolution under their common seal rescind so much of the contract between them and the intended lessee as embraces Clauses 19 and 20 of these Conditions and thereupon the said contract and this tender shall be read and construed in all respects as if these clauses had never been included herein or embraced by the said contract and the intended lessee his executors administrators or permitted assigns shall not be entitled to any costs or compensation on account of such clauses being so rescinded: Provided always that this present power shall not take away or affect the right of the Board or their successors to require of and enforce against the intended lessee his heirs executors administrators and permitted assigns specific performance of the contract between them and the intended lessee or take away or affect any remedies which the Board or their successors might otherwise have against the intended lessee his heirs executors administrators or permitted assigns by reason of the breach by him of the provisions of this agreement the said contract or of this tender or any of them.

(f) The conveyance by the Board or their successors to the intended lessee his heirs executors administrators or permitted assigns shall be prepared and executed by him or them at his or their expense and shall be perused on the part of the Board or their successors and be executed by them at their expense and the engrossment of such conveyance duly stamped shall be delivered to the solicitor to the Board or their successors for execution by them seven days at least before the day hereinbefore appointed for completion of the purchase. The said conveyance shall under the provisions of Section 9 of The Artizans' and Labourers' Dwellings Improvement Act 1875 contain a covenant by the grantee or grantees named in such conveyance for himself or themselves his or their heirs executors administrators and assigns with the Board and their successors that the grantee or grantees and his or their heirs executors administrators and assigns will not at any time without the previous written license or consent of the Board or their successors under their seal erect or build or allow to be erected or built or suffer to be or remain on any or either of the said plots of ground or any part or parts of such plots respectively any erection or building whatsoever except blocks of buildings suitable for and devoted to use and occupations as dwellings for artizans and labourers and other persons of the working class within the true intent and meaning of the last-mentioned Act and built arranged divided and fitted in strict accordance with the approved plans elevations sections drawings descriptions and specifications referred to in Clause 7 of these Conditions or otherwise in strict accordance with such other plans elevations sections drawings descriptions and specifications as shall have been first approved by the Board or their successors and the said Secretary of State and will not at any time without such written license or consent as aforesaid erect or build or suffer to be erected or built or suffer to be or remain on any portion or portions of the said plots which at the date of such conveyance shall be unbuilt on any erection or building whatsoever and will not at any time without such license or consent as aforesaid use or occupy or allow to be used or occupied the buildings for the time being standing on the said plots of ground or any of them or any part thereof respectively otherwise than as dwellings for artizans and labourers and other persons of the working class within the meaning of the last-mentioned Act or use or occupy or allow to be used or occupied the portions of the said plots unbuilt on or any part thereof respectively otherwise than as open yards and spaces in connection with the blocks of buildings built on the said plots of ground and to be used by the occupiers of such buildings or some or one of such buildings for the purposes only of recreation and as play grounds for children and as standing places for barrows trucks and other implements and things used by the said occupiers in their trades occupations or callings and for other purposes of a like nature and also will not without such written license or consent as aforesaid make or allow to be made any subdivision of the rooms in the said buildings or any addition to or alteration in the character of the said buildings to be built in accordance with these conditions and also will not occupy or allow to be occupied as dwelling rooms the basement

or any other part of the said buildings or any or either of them the floor of which is below the level of the adjoining street or open space and also that the said grantee or grantees and his or their heirs executors administrators and assigns will from time to time as occasion may be and require rebuild and reinstate repair repave and refence and at all times maintain to the reasonable satisfaction of the Board and their successors and in strict accordance with the approved plans elevations sections drawings descriptions and specifications referred to in Clause 7 of these Conditions or such other plans elevations sections drawings descriptions and specifications as shall be first approved by the Board or their successors and the said Secretary of State in good and substantial repair and condition and with all necessary and proper fixtures and fittings water supply water-closets sinks sewers drains dust-shoots and sanitary arrangements and appliances fit for occupation and use and will devote to occupation and use as dwellings with yards thereto for artizans and labourers and other persons of the working class within the true intent and meaning of the Artizans' and Labourers' Dwellings Improvement Act 1875 the said plots of ground and the said blocks of buildings to be built thereon in accordance with these Conditions. And the said conveyance shall also contain a proviso that such conveyance is made upon the express condition that if and whenever there shall be any breach by the said grantee or grantees or his or their heirs executors administrators or assigns of the said covenant on his and their parts to be contained as aforesaid in the said conveyance it shall be lawful for the Board and their successors notwithstanding the waiver or condonation by them of any former or other breach to re-enter upon any part of the said premises comprised in such conveyance in the name of the whole and that thereupon the said conveyance shall be void and of none effect and the premises comprised therein shall revert to the Board and their successors as their absolute property in fee simple to be dealt with by them under the provisions of The Artizans' and Labourers' Dwellings Improvement Act 1875 and The Metropolis (Whitechapel and Limehouse) Improvement Scheme Confirmation Act 1876.

The said grantee or grantees shall on the completion of the purchase execute and deliver to the Board or their successors a duplicate of the said conveyance such duplicate to be prepared at the expense of the Board or their successors and to be executed by the said grantee or grantees at their expense.

Dated this day of 1879.

(Signature of person tendering)

(Address)

FORM of LEASE referred to in the foregoing Conditions.

Note.—If separate leases are granted as provided by Clause 14 of the printed tender corresponding alterations will be made in this form which has been framed to comprise all the land embraced by the tender but each lease is to be generally in strict accordance with this form.

THIS INDENTURE made the day of 18 between the Metropolitan Board of Works (hereinafter called the lessors) acting under the powers conferred upon them by the Artizans' and Labourers' Dwellings Improvement Act 1875 The Metropolis (Whitechapel and Limehouse) Improvement Scheme Confirmation Act 1876 and the Metropolis (Whitechapel and Limehouse) Improvement Scheme 1876 confirmed by the last-mentioned Act of the one part and

of

(hereinafter called the lessee) of the other part witnesseth that in consideration of the expense to which the lessee has been put in erecting the buildings hereinafter described and of the rent hereby reserved and of the covenants by the lessee hereinafter contained they the lessors do hereby demise and lease unto the lessee his executors administrators and permitted assigns all those three pieces of ground in or near Glasshouse-street and Blue Anchor-yard in the parish of St. Mary Whitechapel in the county of Middlesex delineated on the plan drawn in the margin hereof and therein distinguished by the colours pink blue and yellow together with the blocks of buildings lately erected by the lessee and now standing on the said pieces of ground or on some parts thereof respectively and which blocks of buildings are intended to be used and occupied only as dwellings for artizans and labourers and other persons of the working class in accordance with the true intent and meaning of the before-mentioned Acts and Scheme. Together with all easements and appurtenances to the same pieces of ground and premises belonging. To have and to hold the said pieces of ground and premises hereby demised with their appurtenances unto the lessee his executors administrators and assigns for the term of 80 years from the 25th day of March 1879 but subject to any right of light or air or other easement (if any) now existing in or over the said demised premises or any part thereof and subject also to the provisions of the said Acts and Scheme and to the covenants on the part of the lessee his executors administrators and permitted assigns hereinafter contained. Yielding and paying

therefor for the first year of the said term the rent of a peppercorn and yearly thereafter during the residue of the said term the clear yearly rent of £. by equal quarterly payments on the 25th day of March the 24th day of June the 29th day of September and the 25th day of December in every year without any deduction or abatement thereout except the land tax (if any) and the landlord's property tax the next quarterly payment to be made on the 24th day of June 1881 the rent for the year ending the 25th day of March 1881 having been paid in advance. And the lessee for himself his heirs executors administrators and permitted assigns doth hereby covenant with the lessors their successors and assigns that he the lessee his executors administrators or permitted assigns will during the said term well and truly pay or cause to be paid unto the lessors their successors or assigns the rent hereinbefore reserved on the days and in manner aforesaid without any deduction or abatement thereout except the land tax (if any) and the landlord's property tax and also will during the said term bear pay and discharge all sewers rate main drainage rate tithes rent charge or modus in lieu of tithes improvement rates and all other taxes rates duties assessments impositions and outgoings whatsoever which now are or at any time during the said term shall be payable by the landlord or tenant in respect of the said demised premises or any part thereof except the land tax (if any) and the landlord's property tax. And also will at the expense of the lessee his executors administrators or permitted assigns forthwith complete and finish fit for such occupation and use as aforesaid in accordance with the plans elevations sections drawings descriptions and specifications already approved by the lessors and the Secretary of State for the Home Department or such other plans elevations sections drawings descriptions and specifications as shall be first approved by the lessors or their successors and the said Secretary of State or otherwise in all respects to the satisfaction of the lessors or their successors the said blocks of buildings so erected as aforesaid and also such parts of the said pieces of ground as are unbuilt upon and which parts are intended to form open yards and inclosures attached to the said blocks of buildings and to be used in common by the occupiers for the time being of the same blocks of buildings or some or one of such blocks. And also will at the like expense throughout the said term when where and so often as occasion shall require and whether damage arise by fire or otherwise well and sufficiently rebuild and reinstate repair pave and fence and at all times maintain to the satisfaction of the lessors their successors or assigns and in strict accordance with the plans elevations sections drawings descriptions and specifications already approved by the lessors and the said Secretary of State or with such other plans elevations sections drawings descriptions and specifications as shall be first approved by the lessors or their successors and the said Secretary of State in good and substantial repair and condition and with all necessary and proper pavements fences fixtures fittings water supply water-closets sinks sewers drains dust-shoots and sanitary arrangements and appliances fit for occupation and use as dwellings (with open yards and inclosures thereto) for artizans and labourers and other persons of the working class within the true intent and meaning of the said Acts and Scheme the said blocks of buildings and every of them and the ground attached thereto and all other the premises hereby demised and particularly will once in every third year of the said term paint with two coats of good oil colour the external wood and iron work of the said demised premises in the month of October in every third year of the said term paint with two coats of good oil colour all such parts of the said demised premises as are of stucco or cement and once at least in every seven years of the said term paint with three coats of good oil colour the internal parts usually painted or which ought to be painted of the said demised premises and at all times during the said term keep the said blocks of buildings and every of them and every part thereof and all fences yards and inclosures walls partitions staircases cisterns pipes sewers drains water-closets dust-shoots lamps and all fixtures fittings and appliances in and about the said demised premises or connected therewith thoroughly whitewashed painted coloured glazed emptied trapped ventilated scoured flushed and cleansed and otherwise in thorough sanitary order and condition fit for occupation and use in manner aforesaid to the reasonable satisfaction of the lessors and their successors. And also will permit the lessors and their successors and assigns and their agents and workmen at all reasonable times during the said term to enter upon the said demised premises and every part thereof to view the condition thereof and to give to or leave upon the said demised premises for the lessee his executor administrators or permitted assigns notice in writing of all defects and wants of repair there found or of any breach or failure or neglect to perform and observe in any respect the covenant on the lessee's part lastly hereinbefore contained and will within two calendar months next after every such notice well and sufficiently repair and make good such defects and wants of repair and at once on delivery of such notice proceed to discontinue such breach failure or neglect as aforesaid and to comply with perform and observe such last-mentioned covenant. And also will at the end or other sooner determination of the said term peaceably leave and yield up to the lessors their successors or assigns the said demised premises and every part thereof and the appurtenances so well and sufficiently rebuilt repaired maintained paved fenced whitewashed painted coloured glazed emptied trapped ventilated scoured flushed cleansed amended and kept and otherwise in thorough sanitary order and condition as aforesaid together with all fixtures fittings fastenings and things whatsoever which now are or at any time during the said term shall be set up in or upon the said demised premises or any part thereof or belong thereto. And also will throughout the said term at the expense of the lessee his executors administrators or permitted assigns keep the said blocks of buildings and all erections and buildings for the time being standing on the pieces of ground hereby demised or either of them or on some part or parts thereof insured against loss

loss or damage by fire by a policy or policies in such fire insurance office as the lessors their successors or assigns shall approve in the joint names of the lessors their successors or assigns and of the lessee his executors administrators or permitted assigns and in an amount equal to three-fourths at least of the cost of rebuilding and will on request produce to the lessors their successors or assigns such policy or policies and the receipt or receipts for the current years premium or premiums and other moneys (if any) payable for effecting and keeping on foot such policy or policies and also that if and whenever the lessee his executors administrators or permitted assigns shall neglect or fail to effect or maintain such insurance or to produce the policy or policies receipt or receipts as aforesaid the lessors their successors or assigns may from time to time effect and keep on foot such insurance in such office or offices and in sum or sums as they may think right and may recover all payments made by them for that purpose from the lessee his executors administrators or permitted assigns by action or by distress as for rent in arrear. And also that if and whenever during the said term the buildings standing on the said pieces of ground hereby demised or any or either of such buildings or any part or parts thereof respectively shall be burnt down or damaged by fire the lessee his executors administrators or permitted assigns will within six calendar months thereafter at his or their expense rebuild and reinstate the same to the entire satisfaction of the lessors their successors or assigns and in strict accordance with the plans elevations sections drawings descriptions and specifications under and in accordance with which the said building or buildings or part or parts of a building shall with the approval of the lessors or their successors and the said Secretary of State have been originally constructed or with such other plans elevations sections drawings descriptions and specifications as shall for that purpose be first submitted to and approved by the lessors or their successors and the said Secretary of State and that the lessee his executors administrators or permitted assigns will continue to pay the rent hereby reserved as if no fire had happened and will apply all moneys received under any such insurance as aforesaid in or towards rebuilding and reinstating as aforesaid the building or buildings or part of a building burnt down or damaged by fire as aforesaid. And also will not during the said term without the previous written license and consent of the lessors their successors and assigns under their seal cut or maim any of the principal walls or timbers of the buildings for the time being standing on the demised premises or any part thereof or commit or permit any waste or damage to these buildings or to the floors or timbers thereof or make or permit to be made any alteration in the elevation of the buildings or in the architectural decorations or in the internal arrangement and division thereof or permit any steam engine or furnace or any additional building chimney or flue to be erected on the said demised premises. And also will not at any time during the said term without the license and consent in writing of the lessors or their successors under their seal and of their assigns erect or build or suffer to be erected or built or to be or remain on the portions of the said demised premises now unbuilt upon or any of them or any part thereof respectively any building or erection whatsoever but will preserve the same portions at all times properly fenced open and unbuilt upon and will not use or allow the same or any of them or any part thereof respectively to be used otherwise than as open yards or inclosures in connection with the said blocks of buildings or other the buildings for the time being standing on the said demised premises or some or one of such buildings as means of access thereto and for the purpose of recreation by the occupiers thereof and as playgrounds for the children of such occupiers and as standing places for barrows trucks and other implements and things used by the said occupiers in their trades occupations or callings and for other purposes of a like nature. And also will not at any time during the said term use or occupy or allow to be used or occupied as a dwelling room or dwelling rooms the basement or any part or parts of the said blocks of building or any or either of them or of any building for the time being standing on the said demised premises or any part thereof the floor of which part or parts shall be below the level of the adjoining street or open space: Provided always and these presents are upon this express condition that if and whenever the said rent hereby reserved or any part thereof shall be unpaid for 21 days after any of the days hereinbefore appointed for payment of the same whether the same shall have been legally demanded or not or if and whenever the lessee his executors administrators or permitted assigns shall not in all things well and truly observe perform fulfil and keep all and singular the covenants by the lessee herein contained then it shall be lawful for the lessors their successors or assigns to re-enter into all or any part of the said demised premises in the name of the whole and the same to have again repossess and enjoy as in their former estate and the lessee his executors administrators and assigns and all other occupiers thereof thereout to expel these presents or anything herein contained to the contrary notwithstanding. And the lessors do hereby for themselves their successors and assigns covenant with the lessee his executors administrators and permitted assigns that he and they paying the yearly rents hereinbefore reserved and observing and keeping the several covenants and conditions on the lessee's part herein contained may peaceably hold and enjoy the said demised premises during the said term without any interruption by the lessors their successors or assigns or any person claiming through under or in trust for them.

In witness, &c.

Appendix, No. 18.

PAPER handed in by Mr. *Ashby*.

The City of London (Golden Lane, Petticoat Square, &c.) Improvement
Provisional Order Confirmation Act, 1877.

CONDITIONS for Letting PETTICOAT SQUARE AREA, and Form of Tender.

N.B.—Persons desirous of tendering are to fill up, sign, and date this form, and also to sign the annexed Plan, and deliver the same in a sealed cover at the Office of the Commissioners of Sewers, Guildhall, E.C., addressed to the Commissioners of Sewers, with the words “Golden Lane and Petticoat Square Scheme. Tender for Building Land, ‘Petticoat Square Area,’” written on the cover.

The COMMISSIONERS of SEWERS of the CITY of LONDON.

THE Artizans’ and Labourers’ Dwellings Improvement Act, 1875, and the City of London (Golden Lane and Petticoat Square, &c.) Improvement Provisional Order Confirmation Act, 1877.

Tender for a Building Lease.

To the Commissioners of Sewers of the City of London,
I or We hereby offer to become lessee of the plots of grounds situate in or near Harrow-alley and Stoney-lane in the City of London delineated and coloured red on the plan attached hereto and signed by _____ for the term of 80 years from the _____ day of _____ 188 _____ at a rent for the first year of the said term of a peppercorn and during the residue of the term at the yearly rent of £. _____ free of land tax which has been or will be redeemed by the Commissioners and upon the terms and conditions following and with such right of pre-emption of the ground rent and reversion as is herein-after expressed.

CONDITIONS.

1. The Commission shall not be bound to accept the highest or any tender.
2. The party whose tender shall be accepted (hereinafter called the intended lessee) shall within 14 days after the acceptance of his tender execute and deliver to the Commission a contract under seal to be prepared by the solicitor to the Commission Mr. A. J. Baylis Church Court Chambers Old Jewry E.C. in accordance with the tender of the intended lessee as accepted and these conditions and at the same time pay to the Commission as a deposit a sum equal in amount to the amount of the second year’s rent and such payment shall subject to these conditions on the granting of the lease be taken to discharge the lessee from payment of rent for the first two years of the said term.
3. This tender and the contract to be entered into pursuant thereto are intended to be made and entered into under the provisions of the Artizans’ and Labourers’ Dwellings Improvement Act 1875. The City of London (Golden Lane and Petticoat Square &c.) Improvement Provisional Order Confirmation Act 1877 and the City of London (Golden Lane Petticoat Square &c.) Improvement Scheme 1877 confirmed by the last-mentioned Act and the intended lessee shall be held to have full knowledge of all the provisions of the said Acts and scheme and to be bound by the same provisions but provided the provisions of the first-mentioned Act are complied with any modifications in the said scheme which may be suggested by the intended lessee will be favourably considered by the Commission and if approved by them will be submitted to the Secretary of State for the Home Department for his approval.

4. Upon

4. Upon the execution and delivery by the intended lessee of the said contract and the payment by the intended lessee of the deposit as aforesaid the intended lessee shall for the purpose only of building and of executing works in the manner and to the extent herein-after stipulated be entitled to enter upon the said plots of ground.

5. The plots of ground and their measurements are believed to be correctly described and shown upon the plan and as it is open to view no error of description or measurement or misstatement or omission in these conditions or the plan nor the existence in or over the said plots of any right of light or way or other easement not referred to in the said plan or conditions shall annul the tender of the intended lessee or his contract with the Commission or entitle the intended lessee to compensation or abatement in rent.

6. The intended lessee shall on the said plots of ground erect one or more block or blocks of buildings suitable for use and occupation as dwellings for artizans and labourers and other persons of the working class within the meaning of the said Acts and scheme and each block of buildings shall be placed in such position and be of such size form elevation architectural and other proportions height mode of construction materials external and internal arrangement and have such fittings drainage sanitary arrangements water supply position and general character and the portions of the said plots unbuilt on shall be laid out and fenced in such manner as shall be approved by the Commission and the said Secretary of State before the work is commenced.

The blocks shall be so constructed as to provide in the aggregate accommodation for not less than 965 persons.

The portions of the said plots coloured dark red on the plan indicate the position of the several blocks of buildings as provided by the said scheme but the intended lessee is at liberty to suggest for the approval of the Commission and the said Secretary of State any other mode of plotting out the ground which to the intended lessee may appear more desirable.

7. The intended lessee shall within six weeks from the date of the contract submit to the Commission for their approval and the approval of the said Secretary of State plans elevations sections and drawings drawn to a scale of one quarter of an inch to a foot and figured in detail of each of the blocks of buildings to be built by the intended lessee as aforesaid together with full descriptions or specifications describing in detail the mode of the construction of the buildings and the internal division of the same and the fittings and fixtures therein and the proposed number of holdings and the number of rooms to be provided therein and the water supply water-closets sinks sewers drains dust-shoots and sanitary arrangements to be made and provided therein and the materials to be used in the construction of the buildings and of the fixtures and fittings thereof and also the intended mode of laying out fencing and dealing with such portions of the said plots of ground as are not intended to be built upon and the intended lessee shall submit to any modifications alterations omissions or additions in or to the said plans elevations sections drawings descriptions and specifications or any of them as shall to the Commission and the said Secretary of State seem fit. A copy of such plans elevations sections drawings descriptions and specifications in the form in which the same shall have been approved by the Commission and the said Secretary of State shall when the same have been so approved be signed by the principal clerk to the Commission and by the intended lessee and be deposited in the office of the engineer and surveyor to the Commission and be binding upon the Commission and the intended lessee.

8. No building shall be commenced or proceeded with nor shall any portions of the said plots of ground not intended to be built upon be laid out fenced or dealt with before the said plans elevations sections drawings descriptions and specifications shall have been approved as aforesaid. All buildings to be built as aforesaid shall be built and completely finished and fitted in the most substantial and workmanlike manner with new and sound materials of the best quality with all necessary offices and conveniences under the inspection of the said engineer and surveyor and in all respects in strict conformity to the approved plans elevations drawings descriptions and specifications referred to in the seventh condition and to his approbation in all respects and the footings of all the walls shall be carried down to such depth and be based upon a concrete bottom of such quality depth and breadth as he may require. The intended lessee shall in building be subject to all rights of light and air and other easements (if any) existing over the said plots of ground or any portion thereof and he shall likewise in all respects conform to the requisitions of the 18th and 19th Vict. c. 122 the 41st and 42nd Vict. c. 32 and all other statutes already made or hereafter to be made in relation to buildings within the City of London and also conform to all bye-laws now made or hereafter to be made under any of the same statutes.

9. No part of the ground shall be dug out to a lower depth than shall be requisite for the formation of the foundations of the building to be built thereon or for the construction of the drains thereto and no earth clay sand loam or gravel dug out shall be sold or disposed of or removed from the premises (except such as it shall be necessary to remove for the performance of the works) without the consent of the said engineer.

10. The carcase of each of the blocks of building to be built as aforesaid shall be completed by the intended lessee with all walls roofs slatings gutters rainwater pipes drains area gratings and joists of floors in accordance with the foregoing conditions within twelve

calendar months after the date of his contract and the whole of such blocks of building shall be completely finished by the intended lessee with all proper fixtures and fittings fit for occupation and use and the portions of the said plots not intended to be built upon shall be laid out fenced and dealt with as hereinbefore provided within the further term of six calendar months thereafter.

11. The said engineer and all officers and workmen of the Commission acting under his authority shall be entitled to enter upon every or any part of the ground and into the buildings in course of erection thereon at all times during the erection of the buildings and the preparation of the ground for the same and the laying out and fencing of the portions of the said plots not intended to be built upon and if the said engineer or other officer or workman so authorised by him shall find that any portion of any building is not built or fitted or that the portions of the said plots not intended to be built upon or any one or more of them are or is not laid out and fenced in all respects in conformity with the said approved plans elevations sections drawings descriptions and specifications as aforesaid and with these conditions or with the provisions of the said Acts of Parliament and scheme or that any work done or materials used in any part of such building or in the foundations for the same or in the said laying out and fencing is or are not in strict accordance with the said descriptions and specifications and these conditions or otherwise entirely to the approval of the said engineer the said engineer may by notice in writing under his hand and left upon the premises require the intended lessee forthwith to take down and remove the same portion work and materials and to rebuild and make good the same in such manner and with such materials as shall be in conformity with the said approved plans elevations sections drawings descriptions and specifications and within such time as the said engineer shall direct or otherwise in such manner with such materials and within such time as the said engineer shall by his notice require and if the intended lessee shall fail to comply with such notice the Commission may (without prejudice to any other right or remedy of the Commission against the intended lessee and without relieving the intended lessee from any penalty or forfeiture under these conditions or otherwise) take down and remove such building work or materials and provide other proper materials and employ workmen to rebuild and make good the said building and work and the intended lessee shall pay to the Commission the cost incurred by them in so doing with interest thereon at the rate of 5% per cent. per annum from the date when the same shall be expended to the date of repayment.

12. If any dispute shall arise between the Commission and the intended lessee as to any matter connected with the buildings to be erected or their mode of construction or the materials to be used or as to the laying out paving fencing or dealing with any portions of the said plots not intended to be built on which matter is not provided for by the said approved plans elevations sections drawings descriptions and specifications or these conditions or the said Acts of Parliament or scheme such dispute shall be decided by the said engineer but in case the intended lessee shall decline to be bound by the decision of the said engineer then such dispute may at the instance of either party be referred to the said Secretary of State whose decision shall be final.

13. Any relic article or thing whatsoever of antiquity rarity or value which may be found or discovered in or upon any part of the ground or in or upon any remains of former buildings lately standing thereon or which may be found or discovered in excavating for the foundations or drains of the buildings to be built under these conditions shall belong and be delivered to the commission and immediately upon the finding or discovery of any such relic article or thing the intended lessee shall give notice thereof to the said engineer and shall suspend all works which might cause damage or injury to such relic article or thing until the Commission shall have been enabled to remove the same and the said engineer shall be entitled to give all such directions as he may think necessary for the preservation and removal of such relic article or thing and the intended lessee shall observe and perform all directions given by the said engineer as aforesaid.

14. Upon a certificate signed by the said engineer that the carcasses of all the buildings to be built by the intended lessee have been completed by the intended lessee within the time limited by the 10th Condition and in entire conformity with the said approved plans elevations sections drawings descriptions and specifications and these conditions the intended lessee will accept and upon payment by the intended lessee of all sums payable by him to the Commission under any of these conditions the Commission will (if the intended lessee has not under these conditions forfeited his right to the same) grant to the intended lessee a lease for the term of 80 years from the day of 188 of the said plot of ground with the buildings built thereon at the rent of a peppercorn for the first year of the term and for each subsequent year at the rent specified in such contract. All rents shall be payable quarterly on the usual quarterly days without any deduction or abatement except the land tax which has been or will be redeemed by the Commission and the Landlord's Property Tax. The lease and counterpart are to be prepared by the solicitor to the Commission and the intended lessee shall execute and deliver to the Commission the counterpart and shall pay to the Commission all proper costs and charges including stamp duty for the preparation and execution of such lease and counterpart. Such lease shall be in the form of the draft annexed to these conditions.

15. The Commission shall not be required to furnish any abstract of their title or to show produce or covenant to produce any title deeds or evidence of title or any evidence of their

their right to grant the lease and no objection whatever shall be made to the title of the Commission or their right to grant the lease.

16. The intended lessee shall not assign or part with either in whole or in part his contract with the Commission or the benefit thereof or any of the powers or authorities thereof without the consent of the Commission in writing under the hand of their principal clerk.

17. The intended lessee shall until the granting of the lease agreed to be granted to him pay the rent and observe and perform all singular the covenants and conditions to be reserved and obtained in such lease when granted as if the said lease had been already granted and the Commission shall have and may use and exercise all the rights powers authorities and remedies which they might have done under the lease as fully as if the same had been actually granted and without prejudice to any other rights powers authorities and remedies vested in or exerciseable by them under the conditions or the contract to be executed pursuant thereto.

18. If the intended lessee shall not as hereinbefore provided complete the carcasses of all the buildings to be built by him or shall not completely finish the same buildings with all offices fixtures fittings and conveniences fit for immediate occupation and use and lay out pave fence or deal with the portions of the said plots not intended to be built upon within the times respectively limited for those purposes by the 10th Condition or if he shall refuse or neglect to take up and pay for the said lease and to execute and deliver the counterpart thereof or if the intended lessee shall fail to abide by perform and observe any one of these conditions or any part thereof (and in this respect where any date or time is by these conditions stated or limited for the performance or observance of any condition or act time shall be considered as of the essence of the contract) the deposit paid by the intended lessee shall be absolutely forfeited to the Commission and the Commission shall have full power by resolution to declare the contract with the intended lessee to be void and thereupon to resume possession of the plot of ground agreed to be leased and not already leased to such intended lessee and to appropriate and become absolute owners of all buildings and parts of buildings then standing on the same plot and of all building and other materials and things then remaining thereon and to re-let the said plot and otherwise deal with the same as fully in all respects as if the contract with the intended lessee had never been made but without prejudice to the right of the Commission to recover any arrears of rent or other sums then due from the intended lessee or any other sums payable by him to the Commission under these conditions and without prejudice to all other rights and remedies which the Commission might otherwise have for breach of these conditions or any of them or any part thereof.

19. The intended lessee his executors administrators or permitted assigns may at any time after he or they shall have become entitled to a lease of the said plots of ground comprised in this tender but not after the expiration of five years from the date of his contract with the Commission to be entered into under Clause 2 of these Conditions by notice in writing under his hand delivered to the clerk or solicitor to the Commission or their successors signify his intention to purchase of the Commission or their successors the fee simple and inheritance of and in the said plots of ground in reversion expectant upon the determination of the lease hereinbefore referred to at a price equal to 25 years' purchase of the amount of deposit to be paid by the intended lessee under Clause 2 of these Conditions.

20. In the event of the notice referred to in the 19th Clause of these Conditions being given the said sale and purchase shall be carried into effect under and subject to the following conditions and agreements that is to say :—

(a) The sale and purchase shall be completed on the first usual quarter-day next after the expiration of three calendar months from the day of the delivery of the said notice.

(b) The rent shall be paid to the Commission to such quarter-day and the intended lessee his executors administrators and permitted assigns shall be exonerated from the payment of the rent after that day and if need be for carrying out this provision the deposit to be paid by the intended lessee pursuant to the 2nd clause of these conditions upon the execution of the contract and which it is intended shall on the granting of the lease exonerate the intended lessee from the payment of the second year's rent or a proper proportion of such deposit shall be repaid by the Commission or their successors to the intended lessee his heirs executors administrators or permitted assigns on completion of the said sale and purchase.

(c) If from any cause the said sale and purchase shall not be completed on the said quarter-day hereinbefore appointed for the completion thereof the intended lessee his executors administrators or permitted assigns shall on the completion of such sale and purchase pay to the Commission or their successors in addition to the purchase-money calculated as aforesaid interest thereon at five per cent. per annum from the said quarter-day to the day of actual completion and this provision shall not prejudice the right of the Commission or their successors to have specific performance of these conditions and of the contract to be entered into between them and the intended lessee as aforesaid or their right to put an end to the agreement for sale and purchase as herein-after mentioned.

(d) The Commission or their successors shall not be required either before or upon the completion of the sale to produce or show or covenant to produce or show any title to the said plots of ground or any title deeds or evidence of title relating thereto and no objection to or requisition on the title of the Commission or their successors shall be made by the intended lessee his executors administrators or permitted assigns but it shall be assumed without proof that the Commission was at the date of the tender of the intended lessee and of the contract between them and the intended lessee and that they and their successors thenceforth subject thereto continued to be seized of or entitled to the said plot of ground for an estate of inheritance in fee simple free from incumbrances with full power of sale and leasing.

(e) If notwithstanding the provision lastly hereinbefore contained the intended lessee his executors administrators or permitted assigns shall make any requisition on or objection to the title of the Commission or their successors or their powers of sale or leasing or as to the conveyance or otherwise and shall insist on the same after being required by the Commission or their successors or their solicitor to waive the same the Commission or their successors if they be unable or unwilling to remove such objection or to comply with such requisition may by Resolution rescind so much of the contract between them and the intended lessee as embraces Clauses 19 and 20 of these conditions and thereupon the said contract and this tender shall be read and construed in all respects as if these clauses had never been included herein or embraced by the said contract and the intended lessee his executors administrators or permitted assigns shall not be entitled to any costs or compensation on account of such clauses being so rescinded: Provided always that this present power shall not take away or affect the right of the Commission or their successors to require of and enforce against the intended lessee his heirs executors administrators and permitted assigns specific performance of the contract between them and the intended lessee or take away or affect any remedies which the Commission or their successors might otherwise have against the intended lessee his heirs executors administrators or permitted assigns by reason of the breach by him of the provisions of this agreement the said contract or of this tender or any of them.

(f) The conveyance by the Commission or their successors to the intended lessee his heirs executors administrators or permitted assigns shall be prepared and executed by him or them at his or their expense and shall be perused on the part of the Commission or their successors and be executed by them at their expense and the engrossment of such conveyance duly stamped shall be delivered to the solicitor to the Commission or their successors for execution by them 14 days at least before the day hereinbefore appointed for completion of the purchase. The said conveyance shall under the provisions of Section 9 of The Artizans' and Labourers' Dwellings Improvement Act 1875 contain a covenant by the grantee or grantees named in such conveyance for himself or themselves his or their heirs executors administrators and assigns with the Commission and their successors that the grantee or grantees and his or their heirs executors administrators and assigns will not at any time without the previous written licence or consent of the Commission or their successors erect or build or allow to be erected or built or suffer to be or remain on the said plots of ground or any part thereof any erection or building whatsoever except blocks of buildings suitable for and devoted to use and occupation as dwellings for artizans and labourers and other persons of the working class within the true intent and meaning of the last-mentioned Act and built arranged divided and fitted in strict accordance with the approved plans elevations sections drawings descriptions and specifications referred to in Clause 7 of these conditions or otherwise in strict accordance with such other plans elevations sections drawings descriptions and specifications as shall have been first approved by the Commission or their successors and the said Secretary of State and will not at any time without such written licence or consent as aforesaid erect or build or suffer to be erected or built or suffer to be or remain on any portion or portions of the said plots which at the date of such conveyance shall be unbuilt on any erection or building whatsoever and will not at any time without such licence or consent as aforesaid use or occupy or allow to be used or occupied the buildings for the time being standing on the said plots of ground or any part thereof otherwise than as dwellings for artizans and labourers and other persons of the working class within the meaning of the last-mentioned Act or use or occupy or allow to be used or occupied the portions of the said plot unbuilt on or any part thereof otherwise than as open yards and spaces in connection with the blocks of buildings built on the said plots of ground and to be used by the occupiers of such buildings or some or one of such buildings for the purposes only of recreation and as playgrounds for children and as standing-places for barrows trucks and other implements and things used by the said occupiers in their trades occupations or callings and for other purposes of a like nature and also will not without such written licence or consent as aforesaid make or allow to be made any subdivision of the rooms in the said buildings or any addition to or alteration in the character of the said buildings to be built in accordance with these conditions and also will not occupy or allow to be occupied as dwelling-rooms the basement or any other part of the said buildings or any or either of them the floor of which is below the level of the adjoining street or open space and also that the said grantee or grantees and his or their heirs executors administrators and assigns will from time to time as occasion may be and require rebuild and reinstate repair repave and refence and at all times maintain to the reasonable satisfaction

tion of the Commission and their successors and in strict accordance with the approved plans elevations sections drawings descriptions and specifications referred to in Clause 7 of these Conditions or such other plans elevations sections drawings descriptions and specifications as shall be first approved by the Commission or their successors and the said Secretary of State in good and substantial repair and condition and with all necessary and proper fixtures and fittings water supply water-closets sinks sewers drains dust-shoots and sanitary arrangements and appliances fit for occupation and use and will devote to occupation and use as dwellings with yards thereto for artizans and labourers and other persons of the working class within the true intent and meaning of The Artizans' and Labourers' Dwellings Improvement Act 1875 the said plots of ground and the said blocks of buildings to be built thereon in accordance with these conditions. And the said conveyance shall also contain a proviso that such conveyance is made upon the express condition that if and whenever there shall be any breach by the said grantee or grantees or his or their heirs executors administrators or assigns of the said covenant on his and their parts to be contained as aforesaid in the said conveyance it shall be lawful for the Commission and their successors and notwithstanding the waiver or condonation by them of any former or other breach to re-enter upon any part of the said premises comprised in such conveyance in the name of the whole and that thereupon the said conveyance shall be void and of none effect and the premises comprised therein shall revert to the Commission and their successors as their absolute property in fee simple to be dealt with by them under the provisions of The Artizans' and Labourers' Dwellings Improvement Act 1875 and the City of London (Golden Lane and Petticoat Square &c.) Improvement Provisional Order Confirmation Act 1877.

The said grantee or grantees shall on the completion of the purchase execute and deliver to the Commission or their successors a duplicate of the said conveyance such duplicate to be prepared at the expense of the Commission or their successors and to be executed by the said grantee or grantees at their expense.

Dated this day of 188 .

(Signature of person tendering)

(Address)

FORM of LEASE referred to in the foregoing Conditions.

THIS INDENTURE made the day of 188 between The Commissioners of Sewers of the City of London (hereinafter called the lessors) acting under the powers conferred upon them by the Artizans' and Labourers' Dwellings Improvement Act 1875 The City of London (Golden Lane and Petticoat Square &c.) Improvement Provisional Order Confirmation Act 1877 and The City of London (Golden Lane Petticoat Square &c.) Improvement Scheme 1877 confirmed by the last-mentioned Act of the one part and (hereinafter called the lessee) of the other part witnesseth that in consideration of the expense to which the lessee has been put in erecting the buildings hereinafter described and of the rent hereby reserved and of the covenants by the lessee hereinafter contained they the lessors do hereby demise and lease unto the lessee executors administrators and permitted assigns all that piece or parcel of ground in or near in the City of London delineated on the plan drawn in the margin hereof and therein distinguished by the colour . Together with the blocks of buildings lately erected by the lessee and now standing on the said piece of ground or on some part thereof and which blocks of buildings are intended to be used and occupied only as dwellings for artizans and labourers and other persons of the working class in accordance with the true intent and meaning of the before-mentioned Acts and scheme. Together with all easements and appurtenances to the same piece of ground and premises belonging. To have and to hold the said piece of ground and premises hereby demised with their appurtenances unto the lessee executors administrators and assigns for the term of 80 years from the but subject to any right of light or air or other easement (if any) now existing in or over the said demised premises or any part thereof and subject also to the provisions of the said Acts and scheme and to the covenants on the part of the lessee executors administrators and permitted assigns hereinafter contained. Yielding and paying therefor for the first year of the said term the rent of a peppercorn and yearly thereafter during the residue of the said term the clear yearly rent of £. by equal quarterly payments on the 25th day of March the 24th day of June the 29th day of September and the 25th day of December in every year without any deduction or abatement thereout except the Land Tax (if any) and the Landlord's Property Tax the next quarterly payment to be made on the the rent for the year ending the having been paid in advance. And the lessee for h heirs executors administrators and permitted assigns do and each of them doth hereby covenant with the lessors their successors and assigns that he the lessee executors administrators or permitted assigns will during the said term well and truly pay or cause to be paid unto the lessors their successors or assigns the rent hereinbefore reserved on the days and in manner aforesaid without any deduction or abatement thereout except the Land Tax (if any) and the Landlord's Property Tax. And also will during the said term

term bear pay and discharge all sewers rate main drainage rate tithes rent charge or modus in lieu of tithes improvement rates and all other taxes rates duties assessments impositions and outgoings whatsoever which now are or at any time during the said term shall be payable by the landlord or tenant in respect of the said demised premises or any part thereof except the Land Tax (if any) and the Landlord's Property Tax. And also will at the expense of the lessee executors administrators or permitted assigns forthwith complete and finish fit for such occupation and use as aforesaid in accordance with the plans elevations sections drawings descriptions and specifications already approved by the lessors and the Secretary of State for the Home Department or such other plans elevations sections drawings descriptions and specifications as shall be first approved by the lessors or their successors and the said Secretary of State or otherwise in all respects to the satisfaction of the lessors or their successors the said blocks of buildings so erected as aforesaid. And also will at the like expense throughout the said term when where and so often as occasion shall require and whether damage arise by fire or otherwise well and sufficiently rebuild and reinstate repair pave and fence and at all times maintain to the satisfaction of the lessors their successors or assigns and in strict accordance with the plans elevations sections drawings descriptions and specifications already approved by the lessors and the said Secretary of State or with such other plans elevations sections drawings descriptions and specifications as shall be first approved by the lessors or their successors and the said Secretary of State in good and substantial repair and condition and with all necessary and proper pavements fences fixtures fittings water supply water-closets sinks sewers drains dust-shoots and sanitary arrangements and appliances fit for occupation and use as dwellings for artisans and labourers and other persons of the working class within the true intent and meaning of the said Acts and scheme the said blocks of buildings and every of them and all other the premises hereby demised and particularly will once in every third year of the said term paint with two coats of good oil colour the external wood and iron work of the said demised premises and in the month of October in every third year of the said term paint with two coats of good oil colour all such parts of the said demised premises are of stucco or cement and once at least in every seven years of the said term paint with three coats of good oil colour the internal parts usually painted or which ought to be painted of the said demised premises and at all times during the said term keep the said blocks of buildings and every of them and every part thereof and all fences yards inclosures walls partitions staircases cisterns pipes sewers drains water-closets dust-shoots lamps and all fixtures fittings and appliances in and about the said demised premises or connected therewith thoroughly whitewashed painted coloured glazed emptied trapped ventilated scoured flushed and cleansed and otherwise in thorough sanitary order and condition fit for occupation and use in manner aforesaid to the reasonable satisfaction of the lessors and their successors. And also will permit the lessors and their successors and assigns and their agents and workmen at all reasonable times during the said term to enter upon the said demised premises and every part thereof to view the condition thereof and to give to or leave upon the said demised premises for the lessee executors administrators or permitted assigns notice in writing of all defects and wants of repair there found or of any breach or failure or neglect to perform or observe in any respect the covenant on the lessee's part lastly hereinbefore contained and will within two calendar months next after every such notice well and sufficiently repair and make good such defects and wants of repair and at once on delivery of such notice proceed to discontinue such breach failure or neglect as aforesaid and to comply with perform and observe such last-mentioned covenant. And also will at the end or other sooner determination of the said term peaceably leave and yield up to the lessors their successors or assigns the said demised premises and every part thereof and the appurtenances so well and sufficiently rebuilt repaired maintained paved fenced whitewashed painted coloured glazed emptied trapped ventilated scoured flushed cleansed amended and kept and otherwise in thorough sanitary order and condition as aforesaid together with all fixtures fittings fastenings and things whatsoever which now are or at any time during the said term shall be set up in or upon the said demised premises or any part thereof or belong thereto. And also will throughout the said term at the expense of the lessee executors administrators or permitted assigns keep the said blocks of buildings and all erections and buildings for the time being standing on the piece of ground hereby demised or on some part or parts thereof insured against loss or damage by fire by a policy or policies in such fire insurance office as the lessors their successors or assigns shall approve in the joint names of the lessors their successors or assigns and of the lessee executors administrators or permitted assigns and in an amount equal to three-fourths at least of the cost of rebuilding and will on request produce to the lessors their successors or assigns such policy or policies and the receipt or receipts for the current year's premium or premiums and other moneys (if any) payable for effecting and keeping on foot such policy or policies and also that if and whenever the lessee executors administrators or permitted assigns shall neglect or fail to effect or maintain such insurance or to produce the policy or policies receipt or receipts as aforesaid the lessors their successors or assigns may from time to time effect and keep on foot such insurance in such office or offices and in such sum or sums as they may think right and may recover all payments made by them for that purpose from the lessee executors administrators or permitted assigns by action or by distress as for rent in arrear. And also that if and whenever during the said term the buildings standing on the said piece of ground hereby demised or any or either of such buildings or any part or parts thereof respectively shall be burnt down or damaged by fire the lessee executors administrators or permitted assigns will

will within six calendar months thereafter at his or their expense rebuild and reinstate the same to the entire satisfaction of the lessors their successors or assigns and in strict accordance with the plans elevations sections drawings descriptions and specifications under and in accordance with which the said building or buildings or part or parts of a building shall with the approval of the lessors or their successors and the said Secretary of State have been originally constructed or with such other plans elevations sections drawings descriptions and specifications as shall for that purpose be first submitted to and approved by the lessors or their successors and the said Secretary of State and that the lessee executors administrators or permitted assigns will continue to pay the rent hereby reserved as if no fire had happened and will apply all moneys received under any such insurance as aforesaid in or towards rebuilding and reinstating as aforesaid the building or buildings or part of a building burnt down or damaged by fire as aforesaid. And also will not during the said term without the previous written licence and consent of the lessors their successors and assigns cut or maim any of the principal walls or timbers for the time being standing on the demised premises or any part thereof or commit or permit any waste or damage to these buildings or to the floors or timbers thereof or make or permit to be made any alteration in the elevation of the buildings or in the architectural decorations or in the internal arrangement and division thereof or permit any steam engine or furnace or any additional building chimney or flue to be erected on the said demised premises. And also will not at any time during the said term without the licence and consent in writing of the lessors or their successors and of their assigns erect or build or suffer to be erected or built (or to be or remain on the portions of the said demised premises now unbuilt upon or any of them or any part thereof respectively) any building or erection whatsoever but will preserve the same portions at all times properly fenced open and unbuilt upon and will not use or allow the same or any of them or any part thereof respectively to be used otherwise than as open yards or enclosures in connection with the said blocks of buildings or other the buildings for the time being standing on the said demised premises or some or one of such buildings as means of access thereto and for the purpose of recreation by the occupiers thereof and as playgrounds for the children of such occupiers and as standing-places for barrows trucks and other implements and things used by the said occupiers in their trades occupations or callings and for other purposes of a like nature. And also will not at any time during the said term use or occupy or allow to be used or occupied as a dwelling-room or dwelling-rooms the basement or any part or parts of the said blocks of buildings or any or either of them or of any building for the time being standing on the said demised premises or any part thereof the floor of which part or parts shall be below the level of the adjoining street or open space provided always and these presents are upon this express condition that if and whenever the said rent hereby reserved or any part thereof shall be unpaid for 21 days after any of the days hereinbefore appointed for payment of the same whether the same shall have been legally demanded or not or if and whenever the lessee executors administrators or permitted assigns shall not in all things well and truly observe perform fulfil and keep all and singular the covenants by the lessee herein contained then it shall be lawful for the lessors their successors or assigns to re-enter into all or any part of the said demised premises in the name of the whole and the same to have again repossess and enjoy as in their former estate and the lessee executors administrators and assigns and all other occupiers thereof thereout to expel these presents or anything herein contained to the contrary notwithstanding. And the lessors do hereby for themselves their successors and assigns covenant with the lessee executors administrators and permitted assigns that he and they paying the yearly rent hereinbefore reserved and observing and keeping the several covenants and conditions on the lessee's part herein contained may peaceably hold and enjoy the said demised premises during the said term without any interruption by the lessors their successors or assigns or any person claiming through under or in trust for them.

In witness, &c.

Appendix, No. 19.

PAPER handed in by Mr. *James Moore*, 18 July 1881.LIST of OCCUPATIONS of the TENANTS of the Improved Industrial Dwellings Company,
Limited.—(30th June 1881.)

Number of Tenants, 3,146. Number of Separate Occupations, 378. Not stated, 122.

Artificial florists - - - 4	Clerks - - - - 77	Cheesemonger - - - 1
Accoutrement maker - - - 1	Cooks - - - - 26	Coppersmith - - - 1
Accountant - - - - 1	Coopers - - - - 11	China restorer - - - 1
Agents - - - - 7	Carpenters and joiners - - 104	Conductors - - - 7
Account-book maker - - - 1	Coachmen - - - - 27	Corkcutters - - - 4
Assistants - - - - 21	Core maker - - - - 1	Currier - - - - 1
Architects' assistants - - - 3	Charwomen - - - - 6	
Architectural draughtsmen - 2	Cabinet makers - - - 47	Dressmakers - - - 18
Attendants - - - - 8	Coach makers - - - 7	Drillers - - - - 3
Actresses - - - - 2	Compositors - - - 58	Druggists' assistants - - 7
Actor - - - - 1	Carmen - - - - 84	Detectives - - - 2
Artist - - - - 1	Cabdrivers - - - 41	Draymen - - - - 6
Arrow maker - - - - 1	Commission agent - - - 1	Dairymen - - - - 2
	Commissionaires - - - 32	Diamond setter - - - 1
Brewers' servants - - - 16	Card makers - - - 3	Dyer - - - - 1
Bookbinders - - - - 29	Carvers and gilders - - 10	Draper - - - - 1
Bakers - - - - 29	Collectors - - - 7	Dealers - - - - 3
Brass finishers - - - 10	Checkers - - - 6	Dentist - - - - 1
Bootmakers - - - - 25	Commercial travellers - - 34	Distiller - - - - 1
Boot closers - - - 16	Clickers - - - 14	Delivery-man - - - 1
Boot rivetters - - - 3	Cordwainers - - - 3	
Boot cutter - - - - 1	Carpet planners - - - 4	Engine drivers - - - 19
Boot lasters - - - 7	Cheesemongers' assistants - 7	Engineers (working) - - 60
Butchers - - - - 26	Coachsmiths - - - 3	Engravers - - - 6
Box makers - - - 5	Chair makers - - - 9	Epaulet maker - - - 1
Bonnet blockers - - - 3	Colour printer - - - 1	Enameller - - - 1
Butlers - - - - 53	Chemist's assistant - - 1	Egg factor - - - 1
Bricklayers - - - 33	Confectioners' assistants - 3	
Barmen - - - - 4	Cellermen - - - 15	Framemakers - - - 4
Brush makers - - - 3	Cigar makers - - - 7	Foremen - - - 37
Banding maker - - - 1	Cabinet carver - - - 1	French polishers - - - 26
Bag makers - - - 8	Customs' officers - - - 2	Furriers - - - 5
Bird dealer - - - 1	Confectioners - - - 4	Footman - - - 1
Boiler makers - - - 10	Chair carver - - - 1	Firemen - - - 9
Brass moulders - - - 4	Cigar packers - - - 3	Felt worker - - - 1
Blacksmiths - - - 8	Carpenter's labourer - - 1	Farriers - - - 7
Blindmaker - - - 1	Coach painters - - - 2	Fitters - - - 16
Booksellers - - - 2	Comedian - - - 1	Flusher - - - 1
Barometer maker - - - 1	Chandelier maker - - - 1	Florist - - - 1
Billiard markers - - - 5	Catsmeat vendor - - - 1	Fishmonger - - - 1
Book collectors - - - 8	Cotton factor - - - 1	Fruiterer - - - 1
Brace cutter - - - 1	Cocoa-nut fibre maker - - 1	Forewomen - - - 3
Batteryman - - - 1	Coal dealer - - - 1	Factory manager - - - 1
Bailiff - - - 1	Cork sorters - - - 2	Fancy goods maker - - - 1
Brazier - - - 1	Coffee-house keeper - - 1	Foundryman - - - 1
Boot finishers - - - 15	Costume maker - - - 1	Fishermen - - - 2
Bellows maker - - - 1	Cleanser - - - 1	Floorecloth makers - - 2
Box moulder - - - 1	Coffee-house broker - - 1	Fellmongers - - - 2
Bottler - - - 1	Coffee roasters - - - 3	
Bullion melters - - - 2	Collar cutter - - - 1	Gas fitters - - - 11
Brakesmen - - - 2	Coach builder - - - 1	Gas meter maker - - - 1
Bedstead maker - - - 1	Case makers - - - 2	Gardeners - - - 6
Basket maker - - - 1	Clock makers - - - 4	Glass bender - - - 1
Barge builder - - - 1	Cowkeeper - - - 1	Grocers' assistants - - 3

LIST of Occupations of the Tenants of the Improved Industrial Dwellings Company, Limited—*continued*.

Gold chain makers - - - 2	Moulders - - - 5	Silk winder - - - 1
Grooms - - - 5	Mattress makers - - - 4	Silver polishers - - - 5
Glasscutter - - - 1	Mates - - - 2	Saddlers - - - 5
General dealers - - - 6	Millers - - - 2	Shunters - - - 4
Gold and silver wire drawer - 1	Muff stuffer - - - 1	Schoolmasters - - - 2
Goldsmiths - - - 3	Mineral water manufacturer - 1	Shirt cutter - - - 1
Glazier - - - 1	Manglers - - - 5	Soldiers - - - 10
Goldbeaters - - - 3	Managers - - - 12	Sawyers - - - 8
Grocers - - - 7	Meter maker - - - 1	Slater - - - 1
Gunmakers - - - 2	Metal roller - - - 1	Stick dressers - - - 4
Glassblower - - - 1	Milkmen - - - 4	Seulleryman - - - 1
Grainers - - - 4	Minister (Baptist) - - - 1	Sealing wax maker - - - 1
Glass silverers - - - 2	Mantle makers - - - 3	Superintendent - - - 1
Gutta percha workers - - - 2	Musical instrument makers - 5	Spinners - - - 2
Gasmen - - - 1	Machine driver - - - 1	Secretary, Shoemakers' Society 1
Glass-maker - - - 1	Needlewomen - - - 9	Sexton - - - 1
Hammermen - - - 4	Nurses - - - 5	Shipworker - - - 1
Harness makers - - - 15	News agent - - - 1	Stock cutter - - - 1
Horsekeepers - - - 13	Ostlers - - - 2	Saw piercer - - - 1
Hatters - - - 8	Opticians - - - 4	Sheriff's officer - - - 1
Housekeepers - - - 8	Pier-head man - - - 1	Steam raiser - - - 1
Hairdressers - - - 5	Printers - - - 60	Shorthand writer - - - 1
Heraldic embossers - - - 2	Plate polishers - - - 2	Ticket cutters - - - 2
Hotel managers - - - 2	Policemen - - - 211	Tinplate workers - - - 8
Hot pressers - - - 2	Pianoforte makers - - - 3	Tailors' cutters - - - 8
Haberdasher - - - 1	Porters - - - 135	Tailors - - - 43
Hydrometer maker - - - 1	Paekers - - - 36	Tallow chandlers - - - 4
Inspectors, police, &c. - - - 7	Plumbers - - - 10	Type founders - - - 6
Iron moulders - - - 5	Painters and decorators - - - 45	Tie makers - - - 7
Iron plate worker - - - 1	Press reader - - - 1	Timekeepers - - - 13
Ironers - - - 4	Plasterers - - - 12	Tailor's shopman - - - 1
Ironmonger's assistant - - - 1	Printers' readers - - - 5	Turncock - - - 1
Ivory cutters - - - 6	Packing-case makers - - - 6	Tailoresses - - - 7
Instrument maker - - - 1	Pocket-book makers - - - 2	Turners - - - 12
Isinglass manufacturer - - - 1	Pensioners - - - 17	Trimming maker - - - 1
Ironfounder - - - 1	Printing machinists - - - 3	Telegraph mechanics - - - 5
Iron brazier - - - 1	Printers' pressmen - - - 2	Trimmers - - - 3
Jewellers (working) - - - 15	Purse maker - - - 1	Ticket collector - - - 1
Journalist - - - 1	Platelayers - - - 6	Tobacconist - - - 1
Japanners - - - 2	Poulterers' assistants - - - 5	Toy maker - - - 1
Jailer - - - 1	Polishers - - - 5	Telegraphists - - - 6
Labourers - - - 72	Pattern makers - - - 5	Tallyman - - - 1
Lightermen - - - 16	Paperhangers - - - 3	Ticket examiner - - - 1
Letter carriers - - - 33	Potman - - - 1	Teachers - - - 3
Laundresses - - - 16	Publicans - - - 3	Tram conductor - - - 1
Letter sorters - - - 8	Pianoforte tuner - - - 1	Tester - - - 1
Leather dressers - - - 2	Pewterer - - - 1	Upholsterers - - - 15
Lithographic artists - - - 3	Railway servants - - - 15	Umbrella makers - - - 8
Lithographie printers - - - 7	Ditto signalmen - - - 2	Undertaker's assistant - - - 1
Letter press printer - - - 1	Ditto guards - - - 4	Vellum binders - - - 6
Letter founders - - - 2	Rivetter - - - 1	Valets - - - 6
Lamplighters - - - 2	Rag merchant - - - 1	Vat makers - - - 2
Leather cutters - - - 3	Rope makers - - - 2	Vicemen - - - 2
Letter finisher - - - 1	Rigger - - - 1	Viewers - - - 2
Lamp makers - - - 2	Soap maker - - - 1	Vest makers - - - 4
Lapidaries - - - 2	Store keepers - - - 4	Warehousemen - - - 52
Lens maker - - - 1	Smiths (various) - - - 10	Watchmen - - - 14
Lift man - - - 1	Shipwrights - - - 3	Watch makers - - - 9
Leather salesman - - - 1	Stevedores - - - 4	Waiters - - - 28
Millwright - - - 1	Shopmen - - - 9	Woodearvers - - - 7
Messengers - - - 29	Shoemakers - - - 13	Wheelwrights - - - 10
Mariners - - - 11	Stokers - - - 9	Waistcoat makers - - - 3
Machinists - - - 16	Salesmen - - - 22	Warders - - - 23
Manglewoman - - - 1	Stewards - - - 5	Watchcase makers - - - 3
Map mounter - - - 1	Stonemasons - - - 6	Watch motion maker - - - 1
Missionaries - - - 10	Stampers (G. P. O.) - - - 2	Weaver - - - 1
Machine rulers - - - 4	Silversmiths (working) - - - 8	Wiredrawer - - - 1
Marbler - - - 1	Surgical instrument maker - 1	Waterproofers - - - 2
Milliners - - - 2	Servants - - - 21	Waterman - - - 1
Marble polishers - - - 2	Sign writers - - - 3	Watchdial maker - - - 1
Masons - - - 13	Samplers - - - 2	Wire weavers - - - 2
Musicians - - - 21	Stationers' assistants - - - 8	Yardman - - - 1
Millband makers - - - 2	Skin dressers - - - 4	Zinc workers - - - 3
Mantle finisher - - - 1		

Appendix, No. 20.

PAPER handed in by Sir *James M^cGarel-Hogg*.

AGREEMENT between the Metropolitan Board of Works and the Governors of the Peabody Donation Fund.

AN AGREEMENT made the 4th day of March 1880 between THE METROPOLITAN BOARD OF WORKS who with their successors and assigns are hereinafter collectively referred to as the Board of the one part and The Right Honourable EDWARD HENRY STANLEY Earl of DERBY The Right Honourable Sir STAFFORD HENRY NORTH-COTE of Harley-street in the county of Middlesex Chancellor of Her Majesty's Exchequer Sir CURTIS MIRANDA LAMPSON of No. 64 Queen-street Cannon-street in the City of London Baronet JUNIUS SPENCER MORGAN of Old Broad-street in the same City Esquire Sir CHARLES REED of Nos. 2 and 4 Fann-street in the same City Knight and GEORGE CURTIS LAMPSON of No. 64 Queen-street aforesaid Esquire the present Governors of the PEABODY DONATION FUND and who with their successors as Governors of the same Fund and permitted assigns are hereinafter collectively referred to as the Governors of the other part.

WHEREAS the Board acting as the local authority for the Metropolis exclusive of the City of London under the powers conferred upon them by the Artizans' and Labourers' Dwellings Improvement Act 1875 (hereinafter referred to as the Act of 1875) recently made schemes for the improvement of six unhealthy areas and such schemes (hereinafter referred to as the Whitechapel and Limehouse Scheme the Bedfordbury Scheme the Great Wild-street Scheme the Pear Tree-court Scheme the Whitecross-street Scheme and the Old Pye-street Scheme) have subject to certain conditions and modifications referred to in the Provisional Orders relating thereto respectively of Her Majesty's Secretary of State for the Home Department as the confirming authority under the said Act been since confirmed by the following Acts of Parliament that is to say the Whitechapel and Limehouse Scheme by the Metropolis (Whitechapel and Limehouse) Improvement Scheme Confirmation Act 1876 the Bedfordbury Scheme by the Metropolis (Goulston-street Flower and Dean-street Whitechapel &c.) Improvement Provisional Orders Confirmation Act 1877 and the Great Wild-street Scheme the Pear Tree-court Scheme the Whitecross-street Scheme and the Old Pye-street Scheme by the Metropolis (Great Wild-street &c.) Improvement Provisional Orders Confirmation Act 1877 AND WHEREAS by the 9th section of the Act of 1875 it is enacted that when the Confirming Act authorising any improvement scheme of a local authority has been passed by Parliament it shall be the duty of that authority to take steps for purchasing the lands required by the scheme and otherwise for carrying the scheme into execution as soon as practicable and that they may sell or let all or any part of the area to which such scheme relates to any purchasers or lessees for the purposes and under the condition that such purchasers or lessees will as respects the land so purchased by or leased to them carry the scheme into execution and in particular that they may insert in any grant or lease of any part of the area provisions binding the grantee or lessee to build thereon as in the grant or lease prescribed and to maintain and repair the buildings and prohibiting the division of buildings and any addition to or alteration of the character of buildings without the consent of the local authority and for the re-vesting of the land in the local authority or their re-entry thereon on breach of any provision in the grant or lease and that the local authority may also engage with any body of trustees society or societies person or persons to carry the whole or any part of such scheme into effect upon such terms as the local authority may think expedient but the local authority shall not themselves without the express approval of the confirming authority undertake the rebuilding of the houses or the execution of any part of the scheme except that they may take down all or any of the buildings upon the area and clear the whole or any part thereof and may lay out form pave sewer and complete all such streets upon the land purchased by them as they may think fit and that all streets so laid out and completed shall thenceforth be public streets repairable by the same authority as other streets in the district Provided that in any grant or lease of any part of the area which may be appropriated by the scheme for the erection of dwellings for the working classes the local authority shall impose suitable conditions

conditions and restrictions as to the elevation size and design of the houses and the extent of the accommodation to be afforded thereby and shall make due provision for the maintenance of proper sanitary arrangements AND WHEREAS the Board have purchased such portion of the lands required for the Whitechapel Scheme as is described in the first Schedule hereto and have pulled down the buildings thereon and cleared the same and have formed the roadway in continuation of Blue Anchor-yard and widened Glasshouse-street as required by the terms of the same scheme as confirmed by Parliament (as the Board do hereby declare) AND WHEREAS the Board have purchased some of the lands required for the Bedfordbury Scheme the Great Wild-street Scheme the Pear-Tree-court Scheme the Whitecross-street Scheme and the Old Pye-street Scheme as confirmed by Parliament as aforesaid and they are proceeding to purchase the remainder of such lands (as they do hereby declare) AND WHEREAS the Schedules 2 3 4 5 and 6 hereto respectively contain a description of those portions of the lands required for each of the last-mentioned five schemes which are under the terms of such schemes respectively required to be devoted to the erection of dwellings for artizans and labourers and other persons of the working class (as the Board do hereby declare) NOW THESE PRESENTS WITNESS that the Board do hereby covenant and agree with the Governors and the Governors but so as to bind themselves only in their capacity as such Governors and to bind the estate and property of the Peabody Donation Fund only and not so as to render the Governors or any of them personally or the estate or property of them or any of them liable do hereby covenant with the Board as follows that is to say :

1. The Board will sell to the Governors and the Governors will purchase of the Board the hereditaments described in the Schedules 1 2 3 4 5 and 6 hereto and the inheritance thereof in fee simple in possession free from incumbrances but subject as hereinafter mentioned which hereditaments are hereinafter respectively referred to as Plots 1 2 3 4 5 and 6 (the numbers of the plots corresponding to the numbers of the schedules) at the prices following that is to say for Plot 1 10,000 £. and for each of Plots 2 3 4 5 and 6 a price to be ascertained according to the superficial area of such plot in the following manner that is to say each superficial foot of area shall be considered as producing a yearly rent of 3 *d.* and the yearly rent so produced for each plot being capitalised at 20 years' purchase the amount of such capitalised rent shall be the purchase money for such plot.

2. The purchase money for Plot 1 shall be paid without interest on the 4th day of March 1881 and the purchase money for each of the other plots shall be paid without interest immediately upon the expiration of 1 calendar year from the day by which the whole of such plot shall have been cleared of buildings and on which possession thereof shall have been given to the Governors by the Board.

3. The Governors shall be entitled to possession of Plot 1 immediately upon the execution and exchange of these presents.

4. The Board will with all reasonable despatch use the powers conferred upon them by the said several schemes and the Acts confirming the same to complete the purchase of all lands comprised in each of the Plots 2 3 4 5 and 6 not already purchased by them and pull down the buildings thereon to the level of the adjoining streets and remove the materials of such buildings and immediately thereafter and as each such plot is cleared the Board will give to the Governors and they will accept of the Board possession of such plot The Board shall be entitled to the materials of the buildings removed by them and to sell and dispose thereof for their own use accordingly.

5. If from any cause whatever the purchase money for any plot shall not be paid on the day hereinbefore appointed for payment thereof the Governors shall pay to the Board in addition to the purchase money interest thereon at 5 £. per cent. per annum from such day to the day of actual payment but this provision shall not prejudice the right of the Board to have specific performance of these presents or their rights under Clause 7 of these presents.

6. The Board shall not be required either before or upon the completion of the sale to produce or show or to covenant to produce or show any title to any of the plots hereby agreed to be sold or any title deeds or evidence of title relating thereto and no objection to or requisition on the title of the Board shall be made by the Governors but the delivery by the Board to the Governors of possession of any plot as hereinbefore provided shall be considered as conclusive evidence and it shall be assumed without further proof that the Board were at the time of such delivery and that they thenceforth continued to be (subject to such agreement) seised of or entitled to such plot of ground for an estate of inheritance in fee simple in possession free from incumbrances with full power of sale.

7. If notwithstanding the provision lastly hereinbefore contained the Governors shall make in relation to any one or more of the plots any requisition on or objection to the title of the Board or their powers of sale or as to the conveyance or otherwise and shall insist on the same after being required in writing by the Board or their solicitor to waive the same the Board if they be unable or unwilling to remove such objection or to comply with such requisition may (but it shall be in no way obligatory on them so to do) by resolution under their Common Seal rescind these presents so far as the same relate to the plots or plots in relation to which such requisition or objection shall have been made and insisted on and thereupon these presents shall be read and construed in all respects as if such plot or

plots had never been included in these presents or embraced thereby and the Governors shall not be entitled to be reimbursed any expenses which they may have incurred or be entitled to any costs or compensation on account of such rescission. Provided always that this present power shall not take away or affect the right of the Board to require of and enforce against the Governors specific performance of these presents or take away or affect any remedies which the Board might otherwise have against the Governors by reason of the breach by them of the provisions of these presents.

8. The Governors will on each of the plots hereby agreed to be sold erect blocks of buildings suitable for use and occupation as dwellings for artizans and labourers and other persons of the working class within the meaning of the Act of 1875 and such blocks of buildings shall be built in all respects in strict accordance with the provisions of the scheme relating to such plot as modified by the Provisional Order of the Secretary of State for the Home Department and confirmed by Parliament as aforesaid subject only to such further modifications (if any) of the said scheme as under Section 12 of the Act of 1875 or Section 4 of the Artizans' and Labourers' Dwellings Improvement Act 1879 (hereinafter referred to as the Act of 1879) the Confirming Authority named in such sections may upon the application of the Board (to be made at the request of the Governors as hereinafter provided) permit to be made in the said scheme and the said blocks of buildings shall otherwise be built in such positions and shall be of such size form elevation architectural and other proportions height mode of construction materials external and internal arrangement and have such fittings drainage and sanitary arrangement water supply and general character and the portions of each plot unbuilt on shall be laid out and fenced by the Governors in such manner as Her Majesty's Secretary of State for the Home Department for the time being (hereinafter referred to as the said Secretary of State) shall approve the Board will from time to time when and as required in writing by the Governors so to do lay before the Confirming Authority all such applications as the Governors or a majority of them may desire or may be desired by a resolution passed at any of their meetings for a modification or modifications in any one or more of the said schemes so far as regards any plot to be conveyed to the Governors provided that nothing in this clause shall bind the Board to lay before the Confirming Authority any application for a modification of any scheme which modification if permitted by the Confirming Authority would enable the Governors to devote the whole or any portion or portions of the plot comprised in such scheme to any other purpose than the erection thereon of blocks of buildings with proper yards open spaces and conveniences thereto suitable for use and occupation as dwellings for artizans and labourers and other persons of the working class within the meaning of the Act of 1875 or would relieve the Governors either in whole or in part from the obligation of devoting the whole of such plot to the last-mentioned purpose or would relieve the Governors from the obligation as regards the Whitecross-street Scheme of providing for the use of eostermongers occupying rooms in the buildings to be built on the plots hereby agreed to be sold which are comprised in such scheme standing room for trucks and suitable store room for goods or would prevent the development or user by the Board for building or other purposes in such manner as they may think fit of any other land adjoining any land hereby agreed to be sold and acquired or to be acquired by the Board under such scheme as now approved but not under any further modification thereof or otherwise already acquired by the Board and not hereby agreed to be sold to the Governors as fully as the Board might develop or use the same if such modification were not permitted or would lessen in value such other land or any part thereof and provided also that in laying at the request of the Governors any application for a modification in any scheme before the Confirming Authority the Board shall not be considered as themselves advocating or consenting to such modification but shall have full liberty if they think fit to represent to the Confirming Authority in the fullest manner the views of the Board as to the desirability or otherwise of such modification being permitted and as to the conditions stipulations and variations under and subject to which the same modification if permitted should be allowed. The Board will make no application to the Confirming Authority for any modification of any scheme which will affect the Governors without their consent and will give due notice to the Governors of every application whatever which they may make to the Confirming Authority for a modification in a scheme and on any application by the Board the Governors shall be at full liberty (if they think fit) to represent to the Confirming Authority their views as to such proposed modification. The Governors will in building on Plots 3 and 5 provide on each such plot for the use of eostermongers occupying rooms in the blocks of buildings to be built on such plot standing room for trucks suitable storeroom for goods and stabling for horses and donkeys as required by the provisions of the Great Wild-street Scheme and the Whitecross-street Scheme respectively as confirmed by Parliament subject to any modifications of such schemes or either of them in this respect as may upon application to the Confirming Authority in manner aforesaid be permitted to be made therein.

9. Where any plot hereby agreed to be sold to the Governors or any part thereof abuts upon or is adjacent to any other land already acquired or hereafter to be acquired by the Board under the scheme relating to such plot as now approved but not under any further modification thereof or otherwise already acquired by the Board and which land is not hereby agreed to be sold to the Governors each of the said parties hereto shall have full power to build on the land of such party up to the common boundary of their respective lands and in such manner and to such height as they may respectively think fit and neither of the

said

said parties shall have use or exercise in over or upon the adjacent land of the other of such parties or any part thereof any right of light way drainage or other right or easement whatsoever. The several conveyances by the Board to the Governors to be executed under the provisions of these presents shall contain all necessary or proper reservations declarations and provisions for giving effect to this clause and if any difference shall arise as to the reservations declarations and provisions to be inserted in the conveyances for giving effect to this clause or as to any other provisions or clauses to be inserted in the conveyances the same shall be settled by one of the conveyancing counsel to the Chancery Division of the High Court of Justice to be named by the said Secretary of State.

10. Where the Arbitrator appointed under the provisions of the Acts of 1875 and 1879 or either of them in the matter of any of the said schemes by his award made in the matter of such scheme has awarded that in lieu in part or in whole of compensation which would otherwise be payable to any person or persons or body such person or persons or body or his or their tenants shall be entitled to any right of light way or other easement in over or upon any portion of any plot to which such scheme relates the Governors shall take such plot and the conveyance thereof to them shall be made subject to such right or easement and the Board may at any time before such conveyance is made execute and deliver to such person or persons or body a proper grant or other assurance of such right or easement.

11. The Governors will in building upon and laying out each plot in accordance with the 8th clause of these presents take due and proper care to prevent interference so far as possible with any rights of light way or drainage or other easement or right now existing in or over any plot or part of a plot or which but for Section 20 of the Act of 1875 would be so existing and will save harmless and keep indemnified the Board from and against all compensation costs charges damages and expenses which may be incurred or be awarded or recovered or claimed or become payable under Section 20 of the Act of 1875 or otherwise by reason or in consequence of any interference by the Governors with any of such rights or easements but the Board shall be responsible for all compensation costs charges damages and expenses (if any) which may be otherwise incurred or be awarded or recovered or claimed or become payable under the provisions of Section 20 of the Act of 1875 by reason of any injury or act hereafter created or done by the Board itself and not by the Governors in connection with the said schemes or any of them. In building upon Plot 2 the Governors shall if the sanction next hereinafter mentioned of the said Secretary of State be obtained but not otherwise abide by and observe an agreement or arrangement come to between the Board and Messrs. Goupil & Co. the lessees under the Duke of Bedford of No. 25 Bedford-street Covent Garden and premises at the rear thereof being the premises coloured blue in the plan marked 2A hereunto annexed whereby (subject to the sanction of the said Secretary of State being obtained to the necessary modification of the Bedford-bury Scheme and which sanction the Board are to apply for and endeavour to obtain) the Board have agreed that the block of buildings marked F on the last-mentioned plan shall not be built to the full height of five stories as contemplated by the said scheme for the whole length of such block but shall at the eastern end adjoining the premises of the said Messrs. Goupil & Co. be set back in the manner and be built with the sloping roofs shown upon the section A B drawn on the last-mentioned plan that is to say the said block shall at the eastern end thereof next the premises of the said Messrs. Goupil & Co. be set back on the ground and first floors thereof for a distance of 12 feet 6 inches from the boundary of the said premises of the said Messrs. Goupil & Co. and on the second and third floors a distance of 25 feet from the said boundary and on the fourth floor a distance of 37 feet 6 inches from the said boundary and that the floor of the ground floor shall be one foot above the level of the ground and each of the stories shall have a height between floor and ceiling of 8 feet and that no chimneys shall be placed nearer to the said premises of the said Messrs. Goupil & Co. than the point C marked on the said section and that the height of the parapets at the eastern end of the said block above the gutters shall not exceed 18 inches.

12. The Governors in erecting the blocks of buildings to be built on Plot 1 shall provide in the aggregate accommodation for not less than 1,372 persons.

13. The blocks of buildings to be erected by the Governors on each plot shall be built and completely finished by them fit for habitation and use within 18 calendar months after possession of such plot shall have been given by the Board to the Governors or within such further period as the said Secretary of State may from time to time determine.

14. The Board will so soon as they have purchased the lands required for the schemes relating to Plots 2 3 4 5 and 6 with all reasonable despatch make the new streets and widen the existing streets courts and places referred to in such schemes as provided thereby subject to any modifications which under Section 12 of the Act of 1875 or Section 4 of the Act of 1879 the Confirming Authority may permit to be made in such schemes or any or either of them in this respect.

15. If before possession shall have been given by the Board to the Governors of any plot the Board shall consider that it is desirable for the purpose of opening up the improvement area comprised in any of the said schemes as confirmed by Parliament of which scheme such plot forms the whole or part that any portion of such plot hereby agreed to be sold to the Governors shall not be so sold but shall be used by the Board for the formation of any

additional public street passage or other public open space beyond that or those (if any) which under the terms of such scheme is or are required or authorised to be formed by the Board or for the widening or extending any public street passage or place whether already existing or to be formed by the Board under the provisions of the same scheme to a greater width (not exceeding 40 feet) or to a further extent than is provided for by the same scheme the Board may (notwithstanding the provision in Clause 8) without any further consent of the Governors but giving notice in writing to them of the Board's intention so to do apply to the Confirming Authority to allow such scheme to be modified accordingly and in case the Confirming Authority (after hearing the Governors if he be willing to hear them and they shall desire to be heard) approve such modification or modifications it shall be lawful for the Board to carry out and execute such modification or modifications on making such compensation to the Governors in respect of the area of any plot hereby agreed to be sold to the Governors being diminished and in respect of any other damage or injury to the Governors by reason of any such modification or modifications as the said Secretary of State shall determine. Provided that if the Board shall be dissatisfied with the award of the said Secretary of State the Board may if it has not already carried out and executed or commenced to carry out and execute the modification or modifications in respect of which such award shall be made elect instead of carrying out such award and paying the compensation awarded to abandon such modification or modifications.

16. The Governors will not at any time without the previous written licence of the Board under their seal erect or build or allow to be erected or built or suffer to be or remain on any or either of the said plots or any part or parts of such plots respectively any erection or building whatsoever except blocks of buildings and the necessary outbuildings offices and conveniences thereto suitable for and devoted to use and occupation as dwellings for artizans and labourers and other persons of the working class within the true intent and meaning of the Act of 1875 and the said schemes and the several Acts of Parliament confirming the same and built in accordance with the provisions of Clause 8 of these presents and will not use or occupy or allow to be used or occupy the portions of the said plots not built upon as aforesaid or any of such portions or any part thereof respectively otherwise than as open spaces in connection with the said blocks of buildings or lay out or fence the same otherwise than as is provided by Clause 8 of these presents.

17. So soon as the Governors shall have paid the purchase money for any one of the said plots and any interest payable thereon in accordance with Clauses 2 and 5 of these presents the Board will execute to the Governors a proper conveyance of such plot and so on from time to time as respects the several plots. Each such conveyance shall be prepared and executed by the Governors at their expense and shall be perused on the part of the Board and be executed by them at their expense and the engrossment of such conveyance duly stamped shall be delivered to the solicitor to the Board for execution by them seven days at least before the day which may be appointed for the completion of the purchase of the plot or plots comprised therein. Each conveyance shall under the provisions of Section 9 of the Artizans' and Labourers' Dwellings Improvement Act 1875 contain covenants by the Governors for themselves their successors as Governors and permitted assigns with the Board and their successors and (so far as may be) to run with the land that the Governors their successors and permitted assigns will not at any time without the previous written licence or consent of the Board or their successors under their seal erect or build or allow to be erected or built or suffer to be or remain on any plot or plots comprised in such conveyance or any part or parts of such plot or plots any erection or building whatsoever except buildings suitable for and devoted to use and occupation as dwellings for artizans and labourers and other persons of the working class within the true intent and meaning of the Act of 1875 and the outbuildings offices and conveniences connected therewith and will not at any time without such previous written licence or consent as aforesaid erect or build or suffer to be erected or built or to be or remain on any portion or portions of the said plot or plots comprised in such conveyance which at the date thereof shall be unbuilt on and not then or afterwards authorised to be built on as provided by Clause 8 any erection or building whatsoever and will not at any time without such previous written licence or consent as aforesaid use or occupy or allow to be used or occupied the buildings for the time being standing on the said plots or any of them or any part thereof respectively otherwise than as dwellings for artizans and labourers and other persons of the working class within the meaning of the last-mentioned Act or use or occupy or allow to be used or occupied the portions of the said plots unbuilt or not authorised to be built on as aforesaid or any part thereof respectively otherwise than as open yards and spaces in connection with the blocks of buildings built on the said plots of ground and to be used by the occupiers of such buildings or some or one of such buildings in connection therewith and will not at any time without such previous written licence or consent as aforesaid grant convey lease or otherwise assure or dispose of (except for the purpose of vesting the estate of the Governors in any new Governor or Governors of the Peabody Donation Fund hereafter to be appointed or of letting any tenement or tenements to artizans or labourers or others of the working class within the meaning of the Act of 1875 the occupier or occupiers thereof) any plot or any part thereof for any estate term or interest whatsoever to any person or persons or body whomsoever or whatsoever without first in writing offering to sell and convey such plot or part of a plot to the Board at the prices following that is to say

say if a whole plot at the same price as that which is to be paid by the Governors to the Board under these presents for the purchase of such plot and if part of a plot at a price bearing such proportion to the price to be paid by the Governors to the Board under these presents for the whole plot as the area of such part of a plot bears to the area of the whole plot and giving to the Board 21 days from the date of such offer within which they may in writing accept or decline the same. Each such conveyance shall also contain a proviso that such conveyance is made upon the express condition that if and whenever there shall be any breach by the Governors their successors or permitted assigns of the said covenants on their parts to be contained as aforesaid in such conveyance or any or either of the said covenants it shall be lawful for the Board and their successors and notwithstanding the waiver or condonation by them of any former or other breach to require the Governors their successors and permitted assigns and any person or persons or body to whom or which they may contrary to their covenant in that behalf have granted conveyed leased or otherwise assured or disposed of any plot or part of a plot and the heirs executors administrators or assigns of such person or persons and the successors or assigns of such body to sell grant and convey to the Board the fee-simple of the whole plot in respect of which or part of which such breach shall occur or if the Board so prefer the part of such plot in respect of which such breach shall occur at the prices following that is to say if a whole plot at the same price as that at which under the provisions of this agreement the Governors shall have purchased the same from the Board and if part of a plot at a price bearing such proportion to the price paid by the Governors to the Board under the provisions of this agreement for the whole plot as the area of such part of a plot bears to the area of the whole plot and each such conveyance shall also contain a declaration that the last-mentioned power shall not in anywise take away or prejudicially affect the right of the Board to apply for an injunction to restrain any intended breach or the continuance of any breach of the said covenants or any or either of them or to take away or prejudicially affect any other right or remedy of the Board in respect of any breach or intended breach of the said covenants or any or either of them. Provided always that in such conveyances shall be contained covenants by the Board and the Governors respectively for the performance of such of the agreements herein contained on the part of the Board and the Governors respectively relating to the plots comprised in such conveyances respectively as may not have been fully performed at the date of such conveyances respectively. Provided also that the covenants by the Governors to be contained in the said conveyances shall be so framed as to bind only them and their successors as Governors of the Peabody Donation Fund and the estate and property of such fund and so as to run with the land conveyed but not so as to bind the Governors or any of them personally or the estate or property of the Governors or any of them and if any difference shall arise as to the form of such conveyance the same shall be settled in the manner provided by the 9th clause of this agreement. The Governors shall on completion of the purchase execute and deliver to the Board or their successors a duplicate of each such conveyance such duplicate to be prepared and stamped at the expense of the Board and to be executed by the Governors at their expense.

18. Outgoings in respect of each plot shall be paid by the Board to the day when possession of such plot shall be given by the Board to the Governors and by the Governors from that day and shall be apportioned if need be.

19. Under the provisions of the several schemes hereinbefore referred to the Board cannot remove the whole of the buildings on any one of the Plots 2 3 4 5 and 6 at one time unless the said Secretary of State shall so permit but must remove such buildings in sections from time to time and at such several times and in such manner as the said Secretary may approve. If therefore it shall so happen for the reason aforesaid that the Board shall be unable to give possession to the Governors of the whole of a plot at one time clear of all buildings as is hereinbefore provided the Board may give to the Governors and the Governors will accept of the Board possession of any one of the said plots in such sections as the said Secretary shall direct and each of such sections shall for all the purposes of these presents be thereupon considered as a separate plot and the purchase-money under Clause 1 for any of the Plots 2 3 4 5 and 6 possession of which may be given in sections as aforesaid shall be apportioned between the several sections in proportion to the areas of such sections and the period within which the buildings to be built on each such section shall be built under Clause 10 shall be such period as the said Secretary of State upon the application of the Board with notice to the Governors shall prescribe.

20. The Governors shall not without the previous license in writing of the Board under their seal assign or make over or part with either in whole or in part to any person or persons or body this agreement or the benefit thereof or any of the powers or authorities thereof.

21. If any dispute or difference shall arise between the Board and the Governors with respect to the construction of this agreement or any of the provisions thereof or in the carrying out of the same or as to whether any modification for which the Governors may require the Board to lay an application before the Secretary of State would prevent the development or user by the Board for building or other purposes of any such other land as mentioned in the 8th clause of this agreement or would lessen in value such other land or any part thereof then every such dispute or difference shall be referred to the said Secretary of State

as sole arbitrator and his decision shall be final and conclusive on both the said parties hereto and this submission to arbitration and any award made by the said Secretary of State thereunder may be made a rule of any division of Her Majesty's High Court of Justice upon the application of either party and may be enforced accordingly.

In witness whereof the Board have hereunto caused their common seal to be affixed and the Governors have hereunto set their hands and seals the day and year first above written.

SCHEDULE 1.

WHITECHAPEL AND LIMEHOUSE SCHEME.

1st. ALL that piece of land situate in the parish of Saint Mary Whitechapel in the county of Middlesex between Glasshouse-street and the line of the Great Eastern Railway as the same piece of land is delineated and coloured yellow on the Plan No. 1 hereunto annexed abutting north on backs of houses in Royal Mint-street west on the new road 20 feet wide formed by the Board in continuation of Blue Anchor-yard as provided by the Whitechapel and Limehouse Scheme south on premises belonging to Sir Henry Peek and east on Glasshouse-street as lately widened by the Board under the said scheme.

2nd. All that piece of land situate in the said parish of Saint Mary Whitechapel on the east side of Glasshouse-street aforesaid as the same piece of land is delineated and coloured pink on the said Plan No. 1 hereto annexed.

3rd. All that piece of land situate in the said parish of Saint Mary Whitechapel on the east side of Glasshouse-street aforesaid and on the south side of Shorter's-rents as the same piece of land is delineated and coloured blue on the said Plan No. 1 hereto annexed.

SCHEDULE 2.

BEDFORDBURY SCHEME.

1st. ALL that piece of land in Bedfordbury partly within the parish of St. Martin-in-the-Fields and partly within the parish of St. Paul Covent Garden or in the Strand district in the county of Middlesex or partly within the said parishes and partly within the said district abutting west on Bedfordbury aforesaid as intended to be widened by the Board under the provisions of the Bedfordbury Scheme south on the new street 30 feet wide from Bedfordbury to Bedford-court to be formed by the Board under the said scheme and north in part on other land acquired or intended to be acquired by the Board under the said scheme but which is not required to be devoted to the erection of dwellings for artizans and labourers and other persons of the working class subject to such right of way over the same piece of land referred to in the award of the arbitrator made in the matter of the Bedfordbury Scheme as to be granted reserved and allowed to the Duke of Bedford and to his lessees Messrs. Goupil & Co. their heirs executors administrators and assigns as lessor and lessees of premises at the east end of Davey's-buildings and of a certain doorway therein and to all persons tenants or occupiers of the said premises and doorway access and right of way for persons on foot whether carrying goods or not to pass and repass to or from Bedfordbury aforesaid from or to the said doorway and premises over the said piece of land to the north of the Block F shown upon the Plan marked C No. 1 referred to in the Provisional Order of the Secretary of State for the Home Department confirming the said scheme in accordance with Order of the said Secretary of State dated the 15th day of November 1878 and the modification of the said scheme of the same date made by the Board pursuant thereto.

2nd. All that piece of land in Bedfordbury aforesaid abutting west on Bedfordbury aforesaid as intended to be widened as aforesaid south on Chandos-street as intended to be widened by the Board under the said scheme and north on the said intended new street from Bedfordbury to Bedford-court both which said pieces of land are delineated on the Plan No. 2 hereto annexed and are therein delineated by the red colour.

SCHEDULE 3.

GREAT WILD-STREET SCHEME.

ALL that piece of land in the parish of St. Giles-in-the-Fields in the county of Middlesex abutting towards the north on Great Wild-street as intended to be widened and altered by the Board under the provisions of the Great Wild-street Scheme towards the south-west on Drury-lane towards the south-east on Prince's-street as intended to be widened by the Board under the same scheme and towards the north-west on No. 141 Drury-lane and Brewer's-court which said piece of land is delineated on the Plan No. 3 hereto annexed and thereon distinguished by a red colour.

SCHEDULE 4.

PEAR TREE-COURT SCHEME.

1st. ALL that piece of land in the parish of St. James' Clerkenwell in the county of Middlesex abutting towards the south-west on the new street No. 1 from Clerkenwell-close to Robert's-court or place to be formed by the Board under the Pear Tree-court Scheme and towards the south-east on Clerkenwell-close.

2nd. All that piece of land in the same parish abutting towards the north-east on the said new street from Clerkenwell-close to Robert's-court or place towards the south-east on the new street No. 2 to be formed by the Board under the last-mentioned scheme from Clerkenwell-close towards Coppice-row and towards the south-west in part on other land acquired or intended to be acquired by the Board under the said scheme but not thereby required to be devoted to the erection of dwellings for artizans and labourers and other persons of the working class and in part on other land of the Board.

3rd. All that other piece of land in the same parish abutting towards the north-east on Clerkenwell-close as intended to be widened by the Board under the said scheme towards the north-west on the said intended new street No. 2 from Clerkenwell-close towards Coppice-row and towards the south-west on other land of the Board All which said three pieces of land comprised in this Schedule are delineated on the Plan No. 4 hereto annexed and therein distinguished by a red colour.

SCHEDULE 5.

WHITECROSS-STREET SCHEME.

1st. ALL that piece of land in the parish of St. Luke in the county of Middlesex abutting north-west on the backs of houses in Banner-street north-east on Coleman-street south on the New-street No. 1 being an extension of Coleman-street to Whitecross-street to be formed by the Board under the Whitecross-street Scheme and south-west on the backs of houses in Whitecross-street.

2nd. All that piece of land in the same parish abutting north-east on the backs of houses in Whitecross-street north-west on the New-street No. 3 to be formed by the Board under the said scheme in continuation of Banner-street from Whitecross-street to Reform-place south-west on the New-street No. 4 to be formed by the Board under the said scheme in the line of Little Cheapside and south-east on the New-street No. 2 aforesaid to be formed by the Board from Whitecross-street to Golden-lane in continuation of Coleman-street.

3rd. All that piece of land in the said parish abutting north-west on the New-street No. 3 to be formed by the Board under the said scheme from Reform-place to Hartshorn-court south-west on Hartshorn-court north-east on the New-street No. 4 to be formed by the Board under the said scheme in the line of Little Cheapside and south-east on the New-street No. 2 to be formed by the Board from Whitecross-street to Golden-lane in continuation of Coleman-street.

4th. All that piece of land in the said parish abutting north-west on the said New-street No. 2 to be formed by the Board under the said scheme from Whitecross-street to Golden-lane south-west on a passage or footway to be formed by the Board leading from the said

New-street No. 2 into Golden-lane at the side of the model lodging houses south-east in part on the said model lodging houses in part on the mortuary of the vestry of St. Luke and in part on Warwick-place and an extension of the same place to be formed by the Board to connect the same place with the said mortuary and north-east in part on other land acquired or to be acquired by the Board under the said scheme but not required to be devoted to the erection of dwellings for artisans and labourers and other persons of the working class and in part on a yard or passage leading out of Warwick-place aforesaid to the last-mentioned land of the Board and intended to be widened by the Board.

5th. All that piece of land abutting north-west on the New-street No. 1 aforesaid to be formed by the Board extending Coleman-street to Whitecross-street south-west on Whitecross-street as the same is to be widened by the Board under the said scheme south-east on the New-street No. 7 to be formed by the Board under the said scheme in continuation of Chequer-alley to Whitecross-street and north-east on the New-street No. 8 to be formed by the Board under the said scheme connecting the said New-street No. 7 with Coleman-street in the line of Pump-alley.

6th. All that piece of land in the said parish abutting north-west in part on the said New-street No. 1 to be formed by the Board extending Coleman-street to Whitecross-street and in part on other land of the Board acquired or to be acquired by the Board under the said scheme but not acquired to be devoted by them to the erection of dwellings for artisans and labourers and other persons of the working class and intended to be conveyed by the Board to the School Board for London in exchange for a portion of the land now being 6thly described south-west on the said New-street No. 8 to be formed by the Board to connect the said New-street No. 7 with Coleman-street south-east on the said New-street No. 7 to be formed by the Board in continuation of Chequer-alley to Whitecross-street and north-east in part on vacant land in part on the said other land of the Board in part on the playground attached to the Chequer-alley Schools of the School Board for London and in part on the play-ground attached to Hope School.

7th. All that piece of land in the said parish abutting north-west on the said New-street No. 7 to be formed by the Board in continuation of Chequer-alley to Whitecross-street south-west on Whitecross-street as intended to be widened by the Board south-east on the New-street No. 5 to be formed by the Board from Bunhill-row to Whitecross-street in the line of Twisters-alley and south-east on the New-street No. 9 to be formed by the Board in the line of Graham's-buildings to connect the said New-street No. 7 with the said New-street No. 5.

8th. All that piece of land in the said parish abutting north-west on the said New-street No. 5 to be formed from Bunhill-row to Whitecross-street north-east and south-west on other land of the Board acquired or to be acquired by the Board under the said scheme but not required to be devoted by them to the erection of dwellings for artisans and labourers and others of the working class and south-east on the New-street No. 6 to be formed by the Board under the said scheme from Lambs-buildings to Whitecross-street in the line of Blue Anchor-alley.

9th. All that piece of land in the said parish forming the site of the houses and premises known as Grays-place Eggleton-place and Laura Cottages and abutting north-west on Chequer-alley aforesaid and south-east on the said New-street No. 5 to be formed by the Board from Bunhill-row to Whitecross-street north-east on houses in Bunhill-row and Chequer-alley and south-west on houses in Twisters-alley and Chequer-alley All which said nine pieces of land are delineated on the Plan No. 5 hereto annexed and are therein distinguished by a red colour.

SCHEDULE 6.

OLD PYE-STREET SCHEME.

1st. ALL that piece of land in Old Pye-street in the parish of St. John-the-Evangelist Westminster in the county of Middlesex abutting south on Old Pye-street aforesaid as intended to be widened by the Board under the Old Pye-street Scheme west in part on New Pye-street as intended to be widened by the Board under the same scheme and in other part by building land and houses in Union-court east on St. Ann's-street as intended to be widened by the Board under the same scheme north in part on other land acquired or intended to be acquired by the Board under the same scheme but not thereby required to be devoted by them to the erection of dwellings for artisans and labourers and other persons of the working class and in part on the backs of houses in Union-court and in part on land belonging to Messrs. Nicholls and land agreed to be sold to them by the Board.

2nd. All that piece of land in Old Pye-street abutting north on Old Pye-street aforesaid west on Perkins-rents as intended to be widened by the Board east in part upon the Working Men's Reading Room in Old Pye-street and in part upon the backs of houses

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in St. Ann's-lane and south in part upon the backs of houses in Great Peter-street and in part upon other land acquired or intended to be acquired by the Board under the said scheme but not thereby required to be devoted by them to the erection of dwellings for artizans and labourers and other persons of the working classes.

One part.

Sealed by order
J. E. Wakefield,
 Clerk to the Board.



One part.

(signed)	<i>Derby.</i>	(L.S.)
	<i>Stafford H. Northcote.</i>	(L.S.)
	<i>C. M. Lampson.</i>	(L.S.)
	<i>J. S. Morgan.</i>	(L.S.)
	<i>Charles Reed.</i>	(L.S.)
	<i>Geo. C. Lampson.</i>	(L.S.)

Signed sealed and delivered by the above-named Earl of Derby Sir Stafford Henry Northcote Sir Curtis Miranda Lampson Junius Spencer Morgan and George Curtis Lampson in the presence of

J. Crouch
 64 Queen-street, Cheapside
 Secretary of Peabody Donation Fund.

Signed sealed and delivered by the above-named Sir Charles Reed in the presence of

F. H. Bartlett
 Metropolitan Board of Works Solicitor.

Appendix, No. 21.

LETTER from Mr. *J. E. Wakefield* to the Under Secretary of State,
Home Department.

Sir,

Spring Gardens, 20 February 1880.

THE Board has had under consideration the letter addressed by you to the Chairman on the 19th of December last, conveying the decision of the Secretary of State upon the application made to him by a deputation from the Board which waited upon him on the 29th of July 1878, whereby he was requested, for the reasons which were then placed before him, to exercise his power of releasing the Board from some of the obligations imposed upon it by the 33rd section of the Metropolitan Street Improvements Act, 1877, having reference to the provision of accommodation for the labouring classes to be displaced by the improvements.

The Board wishes in the first place to thank Mr. Cross for the attention that he has given to the case put before him, for his frank recognition of the difficulties met with by the Board in giving effect to the provisions of the Act, and for his evident desire to assist the Board so far as he can, consistently with what he feels to be his duty in the matter.

It is this appreciation on his part of the difficulties of the position, and his manifest willingness to assist in a solution of them, that lead the Board again to address him on the subject, in the hope that the additional arguments which the Board will try to place before him will lead him to reconsider the decision at which he has arrived.

Your letter rightly states that the objects of the Board's application were twofold.

1st. That the Secretary of State should release certain lands appropriated under the Act as sites for dwellings for the labouring classes, and sanction the appropriation of certain other lands in substitution.

2nd. That the Secretary of State should release the Board from the prohibition to take 15 houses or more, occupied by persons belonging to the labouring class, unless there has been provided elsewhere sufficient accommodation for the number of persons of the same class who will have been displaced.

It is the second of these objects, with respect to which the Secretary of State intimates his inability to relax the restrictions, that the Board regards as of the greatest importance, and that it wishes to ask him again to take into his serious consideration. The provision of sites for working-class dwellings although it will entail an addition of probably not less than 250,000 *l.* (exclusive of any calculation for interest), to the net cost of the western street improvements, is a matter which, the principal difficulty being one of cost, the Board is for the moment content to pass by in view of the much graver difficulty presented by the obligation mentioned under the second head.

If the Board is to be compelled before taking 15 houses or more, occupied by working people, not only to provide other sites for dwellings for the number of persons to be displaced, but to see that buildings are actually erected ready for them to occupy, there is every reason to fear, not only a vastly increased expenditure, but an indefinite lapse of time before the improvements can be carried out, and, may be, a complete dead lock through the unwillingness of persons to take the sites and erect the dwellings required.

The increased expenditure is a point upon which for the moment the Board has no desire to dwell, although, of course, this will have its effect in reducing the number of future street improvements, for evidently the ability of the ratepayers to bear the continually growing burdens placed upon them cannot be regarded as without limits.

But, passing on to what may be considered graver and more practical difficulties, these will be best seen by a consideration of the probable course of proceeding. Let it be supposed that the Board has resolved to acquire, with the approval of the Secretary of State, a site on which to accommodate the working-class occupants of fifteen or more houses, which have to be demolished for the new street. All the interests, which may be very numerous, in the property on the site, have to be acquired, the buildings pulled down and the ground cleared. The Board has then to find some one willing to buy or take a lease of the ground with the obligation to build upon it nothing but workmen's dwellings. After some probable lapse of time a person or society comes forward to take the ground, paying for it a price which will have reference to the publicity of the fact that the Board is bound to dispose of the ground for the one particular purpose and no other. The lessee or purchaser then proceeds with the erection of the new dwellings, and when these are completed, and in all respects ready for occupation, the Board may take the fifteen houses or more, required for the new street. This process would, under the most favourable circumstances, occupy probably not less than three years, and it would have to be repeated for every batch of houses occupied by working people which the Board had to take, so that the twenty years mentioned in the statement laid before Mr. Cross by the Board's deputation as the
time

time which it was estimated would elapse before the Charing Cross and Piccadilly Improvements could be completed, is really no exaggeration. Any future great street improvement which involved the displacement of a large number of working people would thus hardly be completed within the time of the generation which witnessed the passing of the Act.

And this is upon the supposition that everything would go smoothly, and that there would be no hindrance; but the Board has to consider the possibility of no one being found willing to come forward to take the ground and bind himself to erect workmen's dwellings. In such a case, what is the Board to do? It has no power itself to build, and does not consider it at all expedient that it should have the power. The ground might be vacant; the Board would be prohibited from proceeding with the improvement, and thus a deadlock would ensue.

It may be objected that the last is only a hypothetical case, and that it would be better for the Board to ascertain the actual results of carrying out what the Act requires than to make a supposition of what the results would be. The reply to this objection is, that the supposition is founded upon what has taken place in similar cases.

Ground set apart for working-class dwellings under the provisions of the Metropolitan Street Improvements Act of 1872 still remains unlet, notwithstanding the efforts made to dispose of it, and the knowledge, on the part of the public, that the Board is required to appropriate it for that purpose. Again, in the case of the area at Whitechapel, cleared under the provisions of the Dwellings Improvement Act of 1875, the Board's endeavours to let the vacant ground were for a long time fruitless; it was extensively advertised, but no offers were received. It was put up for letting by auction, but there was no bidding; and, if it had not been for the Peabody Trustees at last coming forward to take it, it is quite probable that it might still be unlet.

It will thus be seen that, in anticipating unfavourable results from the operation of the 33rd section of the Act of 1877, the Board is guided by positive experience which it would be imprudent to ignore; and the Board feels, moreover, that it cannot look to the Peabody Trustees to be always ready to come forward to take land off the Board's hands when no one else can be found to take it.

But, supposing that there were no reason to fear that the ground would not be disposed of, the fact would remain that, under any circumstances, there must be not only great delay and consequent public inconvenience before the new streets could be made, but also injustice to the owners and occupiers of property by reason of the uncertainty in which they would for years be left as to whether, and how soon, their property would be taken. It is also probable that in the course of the long interval that would elapse before the completion of the improvement some of the houses now let as lodgings for working people might be let by their owners for trade purposes. The Board would in that case have to pay the increased value which the houses would have acquired as business premises, including the trade interest, and would at the same time be bound to provide accommodation for the number of working people who inhabited them at the time of the passing of the Act, although they would long ago have removed. Foreseeing these consequences the Board does not feel that it would be justified in proceeding to carry out the requirements of the 33rd section, without doing all in its power to obtain some modification of them.

The Board trusts that the Secretary of State will, upon further consideration of the case be of opinion that he may justly release the restrictions to which the Board is subject. Should he still feel that he cannot, consistently with his duty, take upon himself the responsibility of relieving the Board from these restrictions, what the Board would propose is, to bring the matter before Parliament next year in the shape of a Bill to amend the 33rd section, and to obtain a full inquiry by a Select Committee into the whole matter.

I have, &c.
(signed) *J. E. Wakefield*,
Clerk of the Board.

The Under Secretary of State for
the Home Department.

Appendix, No. 22.

PAPER handed in by Mr. *Richardson*, and referred to in Answer to 5767.

LETTER from Mr. *J. E. Wakefield* to Mr. *Lushington*.

Sir,

Metropolitan Board of Works, Spring Gardens, S.W.,
13 December 1879.

I AM directed to inform you, in reply to your letter of the 12th ultimo, that the subject of the Artizans' and Labourers' Dwellings Improvement Act, 1879, was considered by the Board at its first meeting after the passing of the Act, and that its provisions have received very careful attention in connection with the various schemes under the Act of 1875 which are now pending.

It was only in August last that the Board received from the Home Office an intimation of the appointment of Mr. Hunter Rodwell, Q.C., M.P., as arbitrator in the matter of the schemes for St. George-the-Martyr, Southwark, and Goulston-street and Flower and Dean-street, Whitechapel; and the Board has at present no means of forming an opinion as to the principles of compensation which the arbitrator may adopt, having regard to the provisions of the 3rd section of the Act of 1879.

The Board has therefore thought it well to postpone the carrying out of the Wells-street, Poplar, Scheme until some further experience has been gained on this head.

The other schemes which have been sanctioned for the metropolis are 13 in number, and are in various stages of progress. The Secretary of State may rely upon the cordial co-operation of the Board in carrying them into effect, and upon its anxious desire to counteract, as far as circumstances will permit, the moral and social evils to which your letter refers.

G. Lushington, Esq, Home Office.

I am, &c.
(signed) *J. E. Wakefield*,
Clerk of the Board.

Appendix, No. 23.

PAPER handed in by Sir *James M^cGarel-Hogg*.

WHITECHAPEL.

By Order of the Metropolitan Board of Works.

THE Particulars of Valuable FREEHOLD BUILDING SITES for ARTIZANS' DWELLINGS, to be let by Public Auction, on Building Lease for a term of 80 Years, by Messrs. *C. C. & T. Moore*, at the Auction Mart, Tokenhouse-yard, Bank, on Thursday, 12th June 1879, at 12 for 1 o'clock, in one lot.

The Land may be viewed, and Particulars, Plans, and Conditions of Letting had at the Offices of the Board, Spring-gardens, S.W.; at the Mart, and at the Auctioneers' Offices, 144, Mile End-road, E.

PARTICULARS.

The Property offered for competition is a Lease (to be granted by the Board under the accompanying conditions) of the Plots of Building Ground, in or near Glasshouse-street, and Blue Anchor-yard, Whitechapel, for a term of 80 Years, from the 24th June 1879, at the rent of a peppercorn for the first year, and during the remainder of the term at a yearly rent equal in amount to the amount at which the property shall be knocked down to the highest bidder.

The Lease will be in the form hereto annexed.

The Land Tax has been or will be redeemed by the Board.

The intended Lessee will have a right of preemption of the ground rent, and reversion at 25 years' purchase.

The Plots of Land have been acquired by the Board under the powers of the Artizans' and Labourers' Dwellings Improvement Act, 1875, for the purpose of the Metropolis (Whitechapel and Limehouse) Improvement Scheme, 1876, confirmed by the Metropolis (Whitechapel and Limehouse) Improvement Scheme Confirmation Act, 1876; and the intended Lessee will be bound to build on the Plots Dwellings for Artizans and Labourers, in accordance with approved Plans, and with the terms of the said Acts of Parliament and Scheme and the Conditions of Letting hereinafter set forth.

CONDITIONS OF LETTING.

I. The Board will (subject as appears by these conditions) grant to the highest bidder a lease of the plots of ground comprised in the particulars for a term of 80 years from the 24th day of June 1879 at the rent of a peppercorn for the first year of the said term and at a yearly rent during the residue of the said term equal in amount to the amount at which such highest bidder shall be declared entitled to the lease.

II. The Board reserve the right to fix a reserved or minimum rent at which they will grant the lease and no bidder shall be entitled to the lease whose bidding does not reach the

the amount of the reserved or minimum rent entrusted to the auctioneers but subject to these conditions the highest bidder shall be declared entitled to the lease. If any dispute shall arise concerning any bidding the property shall be immediately put up again at the last undisputed bidding.

III. No bidder shall advance a less sum at any bidding than that named by the auctioneer before the commencement of the sale nor retract any bidding.

IV. The person declared entitled to the lease (hereinafter called the intended Lessee) shall immediately thereupon sign the annexed contract and at the same time pay to the auctioneers as a deposit a sum equal in amount to the amount at which he was declared entitled to the lease and such payment shall subject to these conditions on the granting of the lease be taken to discharge the Lessee from payment of the rent for the first two years of the term.

V. The Board shall not be required to furnish any title or abstract of title whatsoever or to produce any evidence whatever of their right to grant the lease as aforesaid and no objection whatever shall be made to the title of the Board or to their right to grant such lease.

VI. The property is offered and the contract to be entered into pursuant to these conditions is intended to be made and entered into under the provisions of the Artizans' and Labourers' Dwellings Improvement Act 1875 the Metropolis (Whitechapel and Limehouse) Improvement Scheme Confirmation Act 1876 and the Metropolis (Whitechapel and Limehouse) Improvement Scheme 1876 confirmed by the last-mentioned Act and the intended Lessee shall be held to have full knowledge of all the provisions of the said Acts and Scheme and to be bound by the same provisions but provided the provisions of the first-mentioned Act are complied with any modifications in the said Scheme which may be suggested by the intended Lessee will be favourably considered by the Board and if approved by them will be submitted to the Secretary of State for the Home Department for his approval.

VII. Subject as hereinafter mentioned at the expiration of 10 days from the date of the contract and the payment by the intended Lessee of the deposit as aforesaid the intended Lessee shall for the purpose only of building and of executing works in the manner and to the extent hereinafter stipulated be entitled to enter upon the said plots of ground.

VIII. The plots of ground and their measurements are believed to be correctly described and shown upon the plan and as they are open to view no error of description or measurement or misstatement or omission in these conditions or the plan nor the existence in or over any plot of any right or light or way or other easement not referred to in the said plan or conditions shall annul the tender of the intended Lessee or his contract with the Board or entitle the intended Lessee to compensation or abatement in rent.

IX. The intended Lessee shall on each of the said plots of ground erect one or more block or blocks of buildings suitable for use and occupation as dwellings for artizans and labourers and other persons of the working class within the meaning of the said Acts and Scheme and each block of buildings shall be placed in such position and be of such size form elevation architectural and other proportions height mode of construction materials and external and internal arrangement and have such fittings drainage sanitary arrangements water supply position and general character and the portions of the said plots unbuilt on shall be laid out and fenced in such manner as shall be approved by the Board and the said Secretary of State before the work is commenced.

The blocks shall be so constructed as to provide in the aggregate accommodation for not less than 1,372 persons.

The portions of the said plots cross-barred and marked A B C D E F and G on the plan indicate the positions of the several blocks of buildings as provided by the said scheme but the intended Lessee is at liberty to suggest for the approval of the Board and the said Secretary of State any other mode of plotting out the ground which to the intended Lessee may appear more desirable.

X. The intended Lessee shall within six weeks from the date of the contract submit to the Board for their approval and the approval of the said Secretary of State plans elevations sections and drawings drawn to a scale of one quarter of an inch to a foot and figured in detail of each of the blocks of buildings to be built by the intended Lessee as aforesaid together with full descriptions or specifications describing in detail the mode of the construction of the buildings and the internal division of the same and the fittings and fixtures therein and the proposed number of holdings and the number of rooms to be provided therein and the water supply water closets sinks sewers drains dust-shoots and sanitary arrangements to be made and provided therein and the materials to be used in the construction of the buildings and of the fixtures and fittings thereof and also the intended mode of laying out fencing and dealing with such portions of the said plots of ground as are not intended to be built upon and the intended Lessee shall submit to any modifications alterations omissions or additions in or to the said plans elevations sections drawings descriptions and specifications or any of them as shall to the Board and the said Secretary of State seem fit. A copy of such plans elevations sections drawings descriptions and specifications in the forms in which the

same

same shall have been approved by the Board and the said Secretary of State shall when the same have been so approved be signed by the Chairman of the Board and by the intended Lessee and be deposited in the office of the superintending architect of the Board and be binding upon the Board and the intended Lessee.

XI. No building shall be commenced or proceeded with nor shall any portion of the said plots not intended to be built upon be laid out fenced or dealt with before the said plans elevations sections drawings descriptions and specifications shall have been approved as aforesaid. All buildings to be built as aforesaid shall be built and completely finished and fitted in the most substantial and workmanlike manner with new and sound materials of the best quality with all necessary offices and conveniences under the inspection of the said architect and in all respects in strict conformity to the approved plans elevations drawings descriptions and specifications referred to in the tenth condition and to his approbation in all respects and the footings of all the walls shall be carried down to such depth and be based upon a concrete bottom of such quality depth and breadth as he may require. The intended Lessee shall in building be subject to all rights of light and air and other easements (if any) existing over any of the plots of ground or any portion thereof respectively and he shall likewise in all respects conform to the requisitions of the 18th & 19th Vict. c. 122 the 41st & 42nd Vict. c. 32 and all other statutes already made or hereafter to be made in relation to buildings within the Metropolis and also conform to all bye-laws now made or hereafter to be made under any of the same statutes.

XII. No part of the ground shall be dug out to a lower depth than shall be requisite for the formation of the foundations of the building to be built thereon or for the construction of the drains thereto and no earth clay sand loam or gravel dug out shall be sold or disposed of or removed from the premises (except such as shall be necessary to remove for the performance of the works) without the consent of the Board.

XIII. The carcase of each of the blocks of building to be built as aforesaid shall be completed by the intended Lessee with all walls roofs slatings gutters rain-water pipes drains area gratings and joists of floors in accordance with the foregoing conditions within 12 calendar months after the date of the contract and the whole of such blocks of building shall be completely finished by the intended Lessee with all proper fixtures and fittings fit for occupation and use and the portions of the said plots not intended to be built upon shall be laid out fenced and dealt with as hereinbefore provided within the further term of six calendar months thereafter. Provided that in case of a strike or strikes by workmen or lock-outs in the building trade the said architect may by writing under his hand grant to the intended Lessee such extension of the times aforesaid or either of them as to the said architect may in his uncontrolled discretion seem fit.

XIV. The said architect and all officers and workmen of the Board acting under his authority shall be entitled to enter upon every or any part of the ground and into the buildings in course of erection thereon at all times during the erection of the buildings and the preparation of the ground for the same and the laying out and fencing of the portions of the said plots not intended to be built upon and if the said architect or other officer or workman so authorised by him shall find that any portion of any building is not built or fitted or that the portions of the said plots not intended to be built upon or any one or more of them are or is not laid out and fenced in all respects in conformity with the said approved plans elevations sections drawings descriptions and specifications as aforesaid and with these conditions or with the provisions of the said Acts of Parliament and Scheme or that any work done or materials used in any part of such building or in the foundations for the same or in the said laying out or fencing is or are not in strict accordance with the said descriptions and specifications and these conditions or otherwise entirely to the approval of the said architect the said architect may by notice in writing under his hand and left upon the premises require the intended Lessee forthwith to take down and remove the same portion work and materials and to rebuild and make good the same in such manner and with such materials as shall be in conformity with the said approved plans elevations sections drawings descriptions and specifications and within such time as the said architect shall direct or otherwise in such manner with such materials and within such time as the said architect shall by his notice require and if the intended Lessee shall fail to comply with such notice the Board may (without prejudice to any other right or remedy of the Board against the intended Lessee and without relieving the intended Lessee from any penalty or forfeiture under these conditions or otherwise) take down and remove such building work or materials and provide other proper materials and employ workmen to rebuild and make good the said building and work and the intended Lessee shall pay to the Board the cost incurred by them in so doing with interest thereon at the rate of 5 per cent. per annum from the date when the same shall be expended to the date of repayment.

XV. If any dispute shall arise between the Board and the intended Lessee as to any matter connected with the buildings to be erected or their mode of construction or the materials to be used or as to the laying out paving fencing or dealing with any portions of the said plots not intended to be built on which matter is not provided for by the said approved plans elevations sections drawings descriptions and specifications or these conditions or the said Acts of Parliament or Scheme such dispute shall be decided by the said architect but in case the intended Lessee shall decline to be bound by the decision of the

said

said architect then such dispute may at the instance of either party be referred to the said Secretary of State whose decision shall be final.

XVI. Any relic article or thing whatsoever of antiquity rarity or value which may be found or discovered in or upon any part of the ground or in or upon any remains of former buildings lately standing thereon or which may be found or discovered in excavating for the foundations or drains of the buildings to be built under these conditions shall belong and be delivered to the Board and immediately upon the finding or discovery of any such relic article or thing the intended Lessee shall give notice thereof to the said architect and shall suspend all works which might cause damage or injury to such relic article or thing until the Board shall have been enabled to remove the same and the said architect shall be entitled to give all such directions as he may think necessary for the preservation and removal of such relic article or thing and the intended Lessee shall observe and perform all directions given by the said architect as aforesaid.

XVII. Upon a certificate signed by the said architect that the carcasses of all the buildings to be built by the intended Lessee have been completed by the intended Lessee within the time limited by the 13th condition and in entire conformity with the said approved plans elevations sections drawings descriptions and specifications and these conditions the intended Lessee will accept and upon payment by the intended Lessee of all sums payable by him to the Board under any of these conditions the Board will (if the intended Lessee have not under these conditions forfeited his right to the same) grant to the intended Lessee a lease for the term of 80 years from the 24th day of June 1879 of the said plots of ground with the buildings built thereon at the rent of a peppercorn for the first year of the term and for each subsequent year at the rent specified in the contract. The Board will if required by the intended Lessee grant and the intended Lessee will if required by the Board accept a separate lease of each of the plots coloured pink blue and yellow on the plan. If separate leases are granted as aforesaid the rent shall be apportioned in such manner as the Board shall approve. All rents shall be payable quarterly on the usual quarter days without any deduction or abatement except the land-tax which has been or will be redeemed by the Board and the landlords' property tax. The leases and counterparts are to be prepared by the solicitor to the Board and the intended Lessee shall execute and deliver to the Board the counterparts and shall pay to the Board all proper costs and charges including stamp duty for the preparation and execution of such leases and counterparts. Each lease shall be in the form of the draft annexed to these conditions.

XVIII. The intended Lessee shall not assign or part with either in whole or in part his contract with the Board or the benefit thereof or any of the powers or authorities thereof without the consent of the Board in writing under their seal.

XIX. The intended Lessee shall until the granting of the lease or leases agreed to be granted to him pay the rent or rents and observe and perform all and singular the covenants and conditions to be reserved and contained in such lease or leases when granted as if the said lease or leases had been already granted and the Board shall have and may use and exercise all the rights powers authorities and remedies which they might have done under the lease or leases as fully as if the same had been actually granted and without prejudice to any other rights powers authorities and remedies vested in or exercisable by them under these conditions or the contract to be executed pursuant thereto.

XX. If the intended Lessee shall not as hereinbefore provided complete the carcasses of all the buildings to be built by him or shall not completely finish the same buildings with all offices fixtures fittings and conveniences fit for immediate occupation and use and lay out pave fence or deal with the portions of the said plots not intended to be built upon within the times respectively limited for those purposes by the 13th Condition or such extension of those times as may be granted under the provisions of that condition or if he shall refuse or neglect to take up and pay for the said leases or any one or more of them and to execute and deliver the counterparts or counterpart thereof or if the intended Lessee shall fail to abide by perform and observe any one of these conditions or any part thereof (and in this respect where any date or time is by these conditions stated or limited for the performance or observance of any condition or act time shall be considered as of the essence of the contract) the deposit paid by the intended Lessee shall be absolutely forfeited to the Board and the Board shall have full power by resolution under their common seal to declare the contract with the intended Lessee to be void and thereupon to resume possession of the plot or plots of ground agreed to be leased and not already leased to such intended Lessee and to appropriate and become absolute owners of all buildings and parts of buildings then standing on the same plot or plots and of all building and other materials and things then remaining thereon and to relet the said plot or plots and otherwise deal with the same as fully in all respects as if the contract with the intended Lessee had never been made but without prejudice to the right of the Board to recover any arrears of rent or other sums then due from the intended Lessee or any other sums payable by him to the Board under these conditions and without prejudice to all other rights and remedies which the Board might otherwise have for breach of these conditions or any of them or any part thereof.

XXI. The intended Lessee his executors administrators or permitted assigns may at any time after he or they shall have become entitled to a lease or leases of all the said plots of ground but not after the expiration of five years from the date of his contract with the Board

Board to be entered into under Clause 4 of these conditions by notice in writing under his hand delivered to the clerk or solicitor to the Board or their successors signify his intention to purchase of the Board or their successors the fee simple and inheritance of and in all the said plots of ground in reversion expectant upon the determination of the lease or leases hereinbefore referred to at a price equal to 25 years' purchase of the amount of the deposit to be paid by the intended Lessee under Clause 4 of these conditions.

XXII. In the event of the notice referred to in the 21st Clause of these conditions being given the said sale and purchase shall be carried into effect under and subject to the following conditions and agreements that is to say

(a.) The sale and purchase shall be completed on the first usual quarter-day next after the expiration of three calendar months from the day of the delivery of the said notice.

(b.) The rent shall be paid to the Board to such quarter-day and the intended Lessee his executors administrators and permitted assigns shall be exonerated from the payment of the rent after that day and if need be for carrying out this provision the deposit to be paid by the intended Lessee pursuant to the 4th clause of these conditions upon the execution of the contract and which it is intended shall on the granting of the lease or leases exonerate the intended Lessee from the payment of the second year's rent or a proper proportion of such deposit shall be repaid by the Board or their successors to the intended Lessee his heirs executors administrators or permitted assigns on completion of the said sale and purchase.

(c.) If from any cause the said sale and purchase shall not be completed on the said quarter-day hereinbefore appointed for the completion thereof the intended Lessee his executors administrators or permitted assigns shall on the completion of such sale and purchase pay to the Board or their successors in addition to the purchase money calculated as aforesaid interest thereon at 5 per cent. per annum from the said quarter-day to the day of actual completion and this provision shall not prejudice the right of the Board or their successors to have specific performance of these conditions and of the contract to be entered into between them and the intended Lessee as aforesaid or their right to put an end to the agreement for sale and purchase as hereinafter mentioned.

(d.) The Board or their successors shall not be required either before or upon the completion of the sale to produce or show or covenant to produce or show any title to the said plots of grounds or any title deeds or evidence of title relating thereto and no objection to or requisition on the title of the Board or their successors shall be made by the intended Lessee his executors administrators or permitted assigns but it shall be assumed without proof that the Board was at the date of the contract with the intended Lessee and that they and their successors thenceforth subject thereto continued to be seized of or entitled to the said plots of ground for an estate of inheritance in fee simple free from incumbrances with full power of sale and leasing.

(e.) If notwithstanding the provision lastly hereinbefore contained the intended Lessee his executors administrators or permitted assigns shall make any requisition on or objection to the title of the Board or their successors or their powers of sale or leasing or as to the conveyance or otherwise and shall insist on the same after being required by the Board or their successors or their solicitor to waive the same the Board or their successors if they be unable or unwilling to remove such objection or to comply with such requisition may by resolution under their common seal rescind so much of the contract between them and the intended Lessee as embraces Clauses 21 and 22 of these conditions and thereupon the said contract shall be read and construed in all respects as if these clauses had never been included herein or embraced by the said contract and the intended Lessee his executors administrators or permitted assigns shall not be entitled to any costs or compensation on account of such clauses being so rescinded. Provided always that this present power shall not take away or affect the right of the Board or their successors to require of and enforce against the intended Lessee his heirs executors administrators and permitted assigns specific performance of the contract between them and the intended Lessee or take away or affect any remedies which the Board or their successors might otherwise have against the intended Lessee his heirs executors administrators or permitted assigns by reason of the breach by him of the provisions of these conditions or of the said contract or any of them.

(f.) The conveyance by the Board or their successors to the intended Lessee his heirs executors administrators or permitted assigns shall be prepared and executed by him or them at his or their expense and shall be perused on the part of the Board or their successors and be executed by them at their expense and the engrossment of such conveyance duly stamped shall be delivered to the solicitor to the Board or their successors for execution by them seven days at least before the day hereinbefore appointed for completion of the purchase. The said conveyance shall under the provisions of Sect. 9 of the Artizans' and Labourers' Dwellings Improvement Act 1875 contain a covenant by the grantee or grantees named in such conveyance for himself or themselves his or their heirs executors administrators and assigns with the Board and their successors that the grantee or grantees and his or their heirs executors

administrators and assigns will not at any time without the previous written license or consent of the Board or their successors under their seal erect or build or allow to be erected or built or suffer to be or remain on any or either of the said plots of ground or any part or parts of such plots respectively any erection or building whatsoever except blocks of buildings suitable for and devoted to use and occupation as dwellings for artizans and labourers and other persons of the working class within the true intent and meaning of the last-mentioned Act and built arranged divided and fitted in strict accordance with the approved plans elevations sections drawings descriptions and specifications referred to in Clause 10 of these conditions or otherwise in strict accordance with such other plans elevations sections drawings descriptions and specifications as shall have been first approved by the Board or their successors and the said Secretary of State and will not at any time without such written license or consent as aforesaid erect or build or suffer to be erected or built or suffer to be or remain on any portion or portions of the said plots which at the date of such conveyance shall be unbuilt on any erection or building whatsoever and will not at any time without such license or consent as aforesaid use or occupy or allow to be used or occupied the buildings for the time being standing on the said plots of ground or any of them or any part thereof respectively otherwise than as dwellings for artizans and labourers and other persons of the working class within the meaning of the last-mentioned Act or use or occupy or allow to be used or occupied the portions of the said plots unbuilt on or any part thereof respectively otherwise than as open yards and spaces in connection with the blocks of buildings built on the said plots of ground and to be used by the occupiers of such buildings or some or one of such buildings for the purposes only of recreation and as play-grounds for children and as standing places for barrows trucks and other implements and things used by the said occupiers in their trades occupations or callings and for other purposes of a like nature and also will not without such written license or consent as aforesaid make or allow to be made any sub-division of the rooms in the said buildings or any addition to or alteration in the character of the said buildings to be built in accordance with these conditions and also will not occupy or allow to be occupied as dwelling rooms the basement or any other part of the said buildings or any or either of them the floor of which is below the level of the adjoining street or open space and also that the said grantee or grantees and his or their heirs executors administrators and assigns will from time to time as occasion may be and require re-build and re-instate repair re-pave and re-fence and at all times maintain to the reasonable satisfaction of the Board and their successors and in strict accordance with the approved plans elevations sections drawings descriptions and specifications referred to in Clause 10 of these conditions or such other plans elevations sections drawings descriptions and specifications as shall be first approved by the Board or their successors and the said Secretary of State in good and substantial repair and condition and with all necessary and proper fixtures and fittings water supply water closets sinks sewers drains dust-shoots and sanitary arrangements and appliances fit for occupation and use and will devote to occupation and use as dwellings with yards thereto for artizans and labourers and other persons of the working class within the true intent and meaning of The Artizans' and Labourers' Dwellings' Improvement Act 1875 the said plots of ground and the said blocks of buildings to be built thereon in accordance with these conditions And the said conveyance shall also contain a proviso that such conveyance is made upon the express condition that if and whenever there shall be any breach by the said grantee or grantees or his or their heirs executors administrators or assigns of the said covenant on his and their parts to be contained as aforesaid in the said conveyance it shall be lawful for the Board and their successors and notwithstanding the waiver or condonation by them of any former or other breach to re-enter upon any part of the said premises comprised in such conveyance in the name of the whole and that thereupon the said conveyance shall be void and of none effect and the premises comprised therein shall revert to the Board and their successors as their absolute property in fee simple to be dealt with by them under the provisions of The Artizans' and Labourers' Dwellings' Improvement Act 1875 and The Metropolis (Whitechapel and Limehouse) Improvement Scheme Confirmation Act 1876 The said grantee or grantees shall on the completion of the purchase execute and deliver to the Board or their successors a duplicate of the said conveyance such duplicate to be prepared at the expense of the Board or their successors and to be executed by the said grantee or grantees at their expense.

XXIII. If the Board shall on inquiry or of their own knowledge be satisfied that the intended Lessee is ineligible as a tenant they may within ten days after the signature of the contract referred to in the fourth condition by notice in writing to be given to the intended Lessee or his solicitor or left at the last known place of residence or place of business of the intended Lessee or at the office of his solicitor vacate the contract and thereupon the intended Lessee shall be entitled to receive his deposit from the auctioneers but shall not be entitled to interest thereon or damages or other compensation or payment whatever and if no such notice as aforesaid shall be given by the Board then the Board shall on the expiration of the said ten days be entitled to receive from the auctioneers the deposit paid to them by the intended Lessee.

FORM of LEASE referred to in FOREGOING CONDITIONS.

Note.—If separate leases are granted as provided by the foregoing conditions, corresponding alterations will be made in this form which has been framed to comprise all the plots of ground, but each lease is to be generally in strict accordance with this form.

THIS INDENTURE made the day of 18 BETWEEN the Metropolitan Board of Works (hereinafter called the Lessors) acting under the powers conferred upon them by the Artizans' and Labourers' Dwellings Improvement Act 1875 the Metropolis (Whitechapel and Limehouse) Improvement Scheme Confirmation Act 1876 and the Metropolis (Whitechapel and Limehouse) Improvement Scheme 1876 confirmed by the last-mentioned Act of the one part and of (hereinafter called the Lessee) of the other part WITNESSETH that in consideration of the expense to which the Lessee has been put in erecting the buildings hereinafter described and of the rent hereby reserved and of the covenants by the Lessee hereinafter contained THEY the Lessors Do hereby demise and lease unto the Lessee his executors administrators and permitted assigns ALL those three pieces of ground in or near Glasshouse-street and Blue Anchor-yard in the parish of St. Mary Whitechapel in the county of Middlesex delineated on the plan drawn in the margin hereof and therein distinguished by the colours pink blue and yellow together with the blocks of buildings lately erected by the Lessee and now standing on the said pieces of ground or on some parts thereof respectively and which blocks of buildings are intended to be used and occupied only as dwellings for artizans and labourers and other persons of the working class in accordance with the true intent and meaning of the before-mentioned Acts and Scheme together with all easements and appurtenances to the same pieces of ground and premises belonging TO HAVE AND TO HOLD the said pieces of ground and premises hereby demised with their appurtenances unto the Lessee his executors administrators and assigns for the term of 80 years from the 24th day of June 1879 but subject to any right of light or air or other easement (if any) now existing in or over the said demised premises or any part thereof and subject also to the provisions of the said Acts and Scheme and to the covenants on the part of the Lessee his executors administrators and permitted assigns hereinafter contained YIELDING AND PAYING therefor for the first year of the said term the rent of a peppercorn and yearly thereafter during the residue of the said term the clear yearly rent of £ by equal quarterly payments on the 25th day of March the 24th day of June the 29th day of September and the 25th day of December in every year without any deduction or abatement thereout except the land tax (if any) and the landlord's property tax the next quarterly payment to be made on the 29th day of September 1881 the rent for the year ending the 14th day of June 1881 having been paid in advance AND THE LESSEE for himself his heirs executors administrators and permitted assigns doth hereby covenant with the Lessors their successors and assigns that he the Lessee his executors administrators or permitted assigns will during the said term well and truly pay or cause to be paid unto the Lessors their successors or assigns the rent hereinbefore reserved on the days and in manner aforesaid without any deduction or abatement thereout except the land tax (if any) and the landlord's property tax and also will during the said term bear pay and discharge all sewers rate main drainage rate tithes rent charge or modus in lieu of tithes improvement rates and all other taxes rates duties assessments impositions and outgoings whatsoever which now are or at any time during the said term shall be payable by the landlord or tenant in respect of the said demised premises or any part thereof except the land tax (if any) and the landlord's property tax AND ALSO WILL at the expense of the Lessee his executors administrators or permitted assigns forthwith complete and finish fit for such occupation and use as aforesaid in accordance with the plans elevations sections drawings descriptions and specifications already approved by the Lessors and the Secretary of State for the Home Department or such other plans elevations sections drawings descriptions and specifications as shall be first approved by the Lessors or their successors and the said Secretary of State or otherwise in all respects to the satisfaction of the Lessors or their successors the said blocks of buildings so erected as aforesaid and also such parts of the said pieces of ground as are unbuilt upon and which parts are intended to form open yards and enclosures attached to the said blocks of buildings and to be used in common by the occupiers for the time being of the same blocks of buildings or some or one of such blocks AND ALSO WILL at the like expense throughout the said term when where and so often as occasion shall require and whether damage arise by fire or otherwise well and sufficiently rebuild and reinstate repair pave and fence and at all times maintain to the satisfaction of the Lessors their successors or assigns and in strict accordance with the plans elevations sections drawings descriptions and specifications already approved by the Lessors and the said Secretary of State or with such other plans elevations sections drawings descriptions and specifications as shall be first approved by the Lessors or their successors and the said Secretary of State in good and substantial repair and condition and with all necessary and proper pavements fences fixtures fittings water supply water closets sinks sewers drains dust-shoots and sanitary arrangements and appliances fit for occupation and use as dwellings (with open yards and enclosures thereto) for artizans and labourers and other persons of the working class within the true intent and meaning of the said Acts and scheme the said blocks of buildings and every of them and the ground attached

attached thereto and all other the premises hereby demised and particularly will once in every third year of the said term paint with two coats of good oil colour the external wood and iron work of the said demised premises and in the month of October in every third year of the said term paint with two coats of good oil colour all such parts of the said demised premises as are of stucco or cement and once at least in every seven years of the said term paint with three coats of good oil colour the internal parts usually painted or which ought to be painted of the said demised premises and at all times during the said term keep the said blocks of buildings and every of them and every part thereof and all fences yards inclosures walls partitions staircases cisterns pipes sewers drains water-closets dust-shoots lamps and all fixtures fittings and appliances in and about the said demised premises or connected therewith thoroughly whitewashed painted coloured glazed emptied trapped ventilated scoured flushed and cleansed and otherwise in thorough sanitary order and condition fit for occupation and use in manner aforesaid to the reasonable satisfaction of the Lessors and their successors AND ALSO WILL permit the Lessors and their successors and assigns and their agents and workmen at all reasonable times during the said term to enter upon the said demised premises and every part thereof to view the condition thereof and to give to or leave upon the said demised premises for the Lessee his executors administrators or permitted assigns notice in writing of all defects and wants of repairs there found or any breach or failure or neglect to perform and observe in any respect the covenant on the Lessee's part lastly hereinbefore contained and will within two calendar months next after every such notice well and sufficiently repair and make good such defects and wants of repair and at once on delivery of such notice proceed to discontinue such breach failure or neglect as aforesaid and to comply with perform and observe such last-mentioned covenant AND ALSO WILL at the end or other sooner determination of the said term peaceably leave and yield up to the Lessors their successors or assigns the said demised premises and every part thereof and the appurtenances so well and sufficiently rebuilt repaired maintained paved fenced whitewashed painted coloured glazed emptied trapped ventilated scoured flushed cleansed amended and kept and otherwise in thorough sanitary order and condition as aforesaid together with all fixtures fittings fastenings and things whatsoever which now are or at any time during the said term shall be set up in or upon the said demised premises or any part thereof or belong thereto AND ALSO WILL throughout the said term at the expense of the Lessee his executors administrators or permitted assigns keep the said blocks of buildings and all erections and buildings for the time being standing on the pieces of ground hereby demised or either of them or on some part or parts thereof insured against loss or damage by fire by a policy or policies in such fire insurance office as the Lessors their successors or assigns shall approve in the joint names of the Lessors their successors or assigns and of the Lessee his executors administrators or permitted assigns and in an amount equal to three-fourths at least of the cost of building and will on request produce to the Lessors their successors or assigns such policy or policies and the receipt or receipts for the current year's premium or premiums and other monies (if any) payable for effecting and keeping on foot such policy or policies and also that if and whenever the Lessee his executors administrators or permitted assigns shall neglect or fail to effect or maintain such insurance or to produce the policy or policies receipt or receipts as aforesaid the Lessors their successors or assigns may from time to time effect and keep on foot such insurance in such office or offices and in such sum or sums as they may think right and may recover all payments made by them for that purpose from the Lessee his executors administrators or permitted assigns by action or by distress as for rent in arrear And also that if and whenever during the said term the buildings standing on the said pieces of ground hereby demised or any or either of such buildings or any part or parts thereof respectively shall be burnt down or damaged by fire the Lessee his executors administrators or permitted assigns will within six calendar months thereafter at his or their expense rebuild and reinstate the same to the entire satisfaction of the Lessors their successors or assigns and in strict accordance with the plans elevations sections drawings descriptions and specifications under and in accordance with which the said building or buildings or part or parts of a building shall with the approval of the Lessors or their successors and the said Secretary of State have been originally constructed or with such other plans elevations sections drawings descriptions and specifications as shall for that purpose be first submitted to and approved by the Lessors or their successors and the said Secretary of State and that the Lessee his executors administrators or permitted assigns will continue to pay the rent hereby reserved as if no fire had happened and will apply all moneys received under any such insurance as aforesaid in or towards rebuilding and reinstating as aforesaid the building or buildings or part of a building burnt down or damaged by fire as aforesaid AND ALSO WILL NOT during the said term without the previous written license and consent of the Lessors their successors or assigns under their seal cut or maim any of the principal walls or timbers of the buildings for the time being standing on the demised premises or any part thereof or commit or permit any waste or damage to the buildings or to the floors or timbers thereof or make or permit to be made any alteration in the elevation of the buildings or in the architectural decorations or in the internal arrangement and division thereof or permit any steam engine or furnace or any additional building chimney or flue to be erected on the said demised premises AND ALSO WILL NOT at any time during the said term without the license and consent in writing of the Lessors or their successors under their seal and of their assigns erect or build or suffer to be erected or built or to be or remain on the portions of the said demised premises now unbuilt upon or any of them or any part thereof respectively any building or erection whatsoever but will preserve the same portions at all times properly fenced open and unbuilt upon and will not

use or allow the same or any of them or any part thereof respectively to be used otherwise than as open yards or enclosures in connection with the said blocks of buildings or other the buildings for the time being standing on the said demised premises or some or one of such buildings as means of access thereto and for the purpose of recreation by the occupiers thereof and as playgrounds for the children of such occupiers and as standing places for barrows trucks and other implements and things used by the said occupiers in their trades occupations or callings and for other purposes of a like nature AND ALSO WILL NOT at any time during the said term use or occupy or allow to be used or occupied as a dwelling room or dwelling rooms the basement or any part or parts of the said blocks of building or any or either of them or of any building for the time being standing on the said demised premises or any part thereof the floor of which part or parts shall be below the level of the adjoining street or open space PROVIDED ALWAYS and these presents are upon this express condition that if and whenever the said rent hereby reserved or any part thereof shall be unpaid for 21 days after any of the days hereinbefore appointed for payment of the same whether the same shall have been legally demanded or not or if and whenever the Lessee his executors administrators or permitted assigns shall not in all things well and truly observe perform fulfil and keep all and singular the covenants by the Lessee herein contained then it shall be lawful for the Lessors their successors or assigns to re-enter into all or any part of the said demised premises in the name of the whole and the same to have again repossess and enjoy as in their former estate and the Lessee his executors administrators and assigns and all other occupiers thereof thereout to expel these presents or anything herein contained to the contrary notwithstanding AND the Lessors do hereby for themselves their successors and assigns covenant with the Lessee his executors administrators and permitted assigns that he and they paying the yearly rent hereinbefore reserved and observing and keeping the several covenants and conditions on the Lessee's part herein contained may peaceably hold and enjoy the said demised premises during the said term without any interruption by the Lessors their successors or assigns or any person claiming through under or in trust for them IN WITNESS

C O N T R A C T.

I
of
do hereby acknowledge that I have been declared to be the intended Lessee of the plots of building ground in or near Glasshouse-street and Blue Anchor-yard Whitechapel coloured pink blue and yellow in the plan annexed to the within Particulars and Conditions at the sum or rent of £ under and subject to the said Conditions and having now paid into the hands of Messrs. C. C. & T. Moore the sum of £ as a deposit as required by the said Conditions I hereby agree to accept a lease or leases of the said plots of ground under and subject to the said Conditions and in all things to abide by observe perform fulfil and keep the same Conditions and every of them.

Dated this day of 1879.

As Agents for the Metropolitan Board of Works we hereby
confirm the above Contract and Letting and acknow-
ledge to have received from
the said deposit of £

Appendix, No. 24.

PAPER handed in by Mr. *Richardson*.

Artizans' and Labourers' Dwellings Improvement Act, 1875.

Metropolis (Whitechapel and Limehouse) Improvement Scheme, 1876.

STATEMENT of Amounts awarded by Sir *Henry Hunt*, C.B., in respect of the FREEHOLD Interests included in the SCHEME, and COSTS of Claimants in respect of ARBITRATION Proceedings certified for by the Arbitrator.

Name of Claimant.	Nature of Interest Property was subject to.	Amount of Compen- sation Claimed.	Amount of Final Award.	Amount of Bill for Arbitration Costs.	Amount certified for Arbitration Costs.
		£.	£.	£. s. d.	£. s. d.
More - - -	Lease for $5\frac{1}{4}$ years, at 60 <i>l.</i> per annum.	1,650	1,530	82 15 6	46 14 6
Hassan - - -	In hand - - -	2,391	1,375	—	—
Barrett - - -	In hand - - -	1,200	600	24 10 10	24 7 4
Milson - - -	Lease for $15\frac{1}{4}$ years, at 9 <i>l.</i> per annum.	1,932	628	53 - 4	42 - 8
Mrs. Benjamin, or Hart -	In hand - - -	1,475	880	24 3 -	18 18 -
Ellis - - -	In hand - - -	1,000	750	5 5 -	5 15 6
Messrs. Innes - - -	In hand - - -	43,760	23,500	105 - -	107 2 -
Ditto - - -	Lease for $11\frac{1}{2}$ years, at 190 <i>l.</i> per annum.	5,195	3,370		
Legg's Trustees - -	Lease for 15 years, at 20 <i>l.</i> per annum.	1,130	705	16 14 6	15 3 2
Pilcher - - -	Lease for $75\frac{3}{4}$ years, at 8 <i>l.</i> 10 <i>s.</i> per annum.	200	213	10 10 -	11 - 6
Willat's Trustees - -	Lease for $39\frac{1}{2}$ years, at 194 <i>l.</i> per annum.	No amount	13,700	227 4 6	179 10 -
Darby-street School Trustees	In hand - - -	3,000	1,200	—	—
Mrs. Watson's Trustees -	Lease for $2\frac{1}{2}$ years - -	1,500	600	—	—
Weight - - -	In hand - - -	2,500	1,260	32 6 -	26 11 8
Sherwood's Executors -	In hand - - -	820	705	—	—
Ditto - - -	In hand - - -	205	165	—	—
Mrs. Holt - - -	In hand - - -	1,478	1,100	61 19 -	36 4 6
Goodland - - -	In hand - - -	1,120	900	24 3 -	24 13 6
Wass - - -	In hand - - -	1,670	1,330	37 14 8	32 13 10
Munday - - -	Two leases, $3\frac{1}{4}$ years each, at 3 <i>l.</i> 10 <i>s.</i> and 13 <i>l.</i> 5 <i>s.</i> , respectively.	2,990	1,915	27 10 8	26 15 6
Saunders - - -	Lease for $7\frac{1}{4}$ years, at 20 <i>l.</i> per annum.	-	927	—	—
Gopsill's Trustees - -	Lease for $8\frac{1}{4}$ years, at 8 <i>l.</i> per annum.	500	420	12 16 6	13 2 -
Round's Trustees - -	Lease for 38 years, at 3 <i>l.</i> per annum.	280	280		
Helsham - - -	In hand - - -	1,522	900	—	—

STATEMENT of Amounts awarded by Sir *Henry Hunt*, C.B., &c.—*continued*.

Name of Claimant.	Nature of Interest Property was subject to.	Amount of Compen- sation Claimed.	Amount of Final Award.	Amount of Bill for Arbitration Costs.	Amount certified for Arbitration Costs.
		£.	£.	£. s. d.	£. s. d.
Blackwall Railway Com- pany.	Lease 99 years, at 50 <i>l.</i> per annum.	No amount mentioned.	1,000	} 80 10 6	52 12 -
Ditto - - ditto -	- - - - -	- ditto -	750		
Cohen - - - -	In hand - - - -	1,755	580	51 9 4	40 10 4
Chalkley - - -	Lease 8½ years, at 50 <i>l.</i> per annum.	1,200	1,050	22 12 6	24 5 10
Rev. Mr. Dewe -	Lease for 12¾ years, at 40 <i>l.</i> per annum.	} 2,444	2,160	33 15 6	35 13 8
	Lease for 47 years, at 25 <i>l.</i> per annum.				
	Lease for 12¾ years, at 60 <i>l.</i> per annum.				
Cohen - - - -	In hand - - - -	3,480	2,550	64 14 8	49 7 6
Munday - - - -	In hand - - - -	2,990	2,000	31 18 -	31 - -
Calthrop's Trustees -	In hand - - - -	330	330	—	—
Beckett - - - -	Lease for 5½ years, at 50 <i>l.</i> per annum.	6,048	3,276	160 13 4	137 12 -
Vineent - - - -	Lease for 3¾ years, at 165 <i>l.</i> per annum.	4,814	4,560	147 17 2	83 9 4
Warton, Robert, on moiety	Lease at 30½ years, at 5 <i>l.</i> per annum - - - -	110	63	11 11 -	11 7 2
Warton, Charles „ -		110	63	5 5 -	5 15 6
Ireland, Dr. - - -	In hand - - - -	2,000	1,050	8 9 6	7 10 4
Moss Woolf's Trustees -	In hand - - - -	920	750	—	—
Rhodes and Humphreys -	Lease for 12¼ years, at 50 <i>l.</i> per annum.	2,200	1,800	28 7 -	30 5 2
Kent - - - -	In hand - - - -	3,252	2,100	105 8 11	76 13 7
Bradshaw - - - -	Lease for 40½ years, at 40 <i>l.</i> per annum.	} No amount claimed.	1,154	—	—
	Lease for 40½ years, at pepper- corn.				
	Lease for 39¼ years, at pepper- corn.				
Brindley, Miss - -	Lease for 9½ years, at 91 <i>l.</i> per annum.	No claim	2,100	37 18 2	34 18 -
Elliott - - - ⅔ share	Lease for 40½ years, at 120 <i>l.</i> per annum - - - -	2,800	2,000	} 102 5 2	77 13 8
Fendick, Miss - ⅓ „		1,400	1,000		
Fell - - - -	In hand - - - -	260	170	15 15 -	12 8 2
Sparks - - - -	In hand - - - -	1,044	800	28 3 6	25 17 8
Patrick - - - -	Lease 11½ years; no rent -	713	600	34 10 8	35 15 6
Bockett - - - -	Lease 6¾ years; rent 45 <i>l.</i> per annum.	1,342	-	—	—
Kipling, Mrs. - - -	Lease 47¾ years; rent 60 <i>l.</i> per annum.	1,500	1,350	72 15 10	48 10 2
Moss Woolf's Trustees -	In hand - - - -	1,010	827	—	—
Cook's Trustees - -	Lease for 70½ years, at 50 <i>l.</i> per annum.	-	1,250	26 2 2	27 13 8
Shepherd - - - -	In hand - - - -	329	250	14 -- 8	14 15 -
Bockett - - - -	Lease for 12¾ years, at 5 <i>l.</i> -	880	414	—	—
Ditto - - - -	- ditto - - ditto - -	500	180	—	—
Lord of the Manor -	- - - -	-	300	59 8 -	40 - -
TOTAL - - - £.			95,872	1,890 5 1	1,514 6 11

Artizans' and Labourers' Dwellings Improvement Acts, 1875 and 1879.

Metropolis (Whitechapel and Limehouse) Improvement Scheme, 1876.

STATEMENT of Amounts awarded by Sir *Henry Hunt*, C.B., in respect of LEASEHOLD Interest included in the SCHEME, and showing the COSTS of Claimants in respect of the ARBITRATION Proceedings certified for by the Arbitrator.

Name of Claimant.	Particulars of Unexpired Terms and Rents reserved.	Amount Claimed.	Amount of Final Award.	Amount of Bill for Arbitration Costs.	Amount certified for Arbitration Costs.
	£.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
City of London Brewery	5½ years; rent 60 per annum	No specific amount.	- 1 -	5 8 9	6 5 11
Browne	5¼ " " 60 " "	500 - -	300 - -		
Trustees of St. Botolph Charity Schools.	15¼ " " 9 " "	50 - -	10 - -	36 3 2	34 18 4
Sloman	15¼ " " 9 " "	700 - -	476 - -		
Levy	11½ " " 190 " "	759 18 -	270 - -	35 2 2	47 15 -
Ditto	15 " " 20 " "	1,016 5 -	693 - -		
Ewing	75¾ " " 8 l. 10 s. "	150 - -	76 - -	10 6 2	11 1 -
Cohen	38¾ " " 7 " "	700 - -	549 - -	-	-
Ditto Moss	6¾ " " 21 " "	260 - -	225 - -	-	-
* Hodges & Son	4¾ " " 24 " "	450 - -	350 - -	36 14 4	34 6 4
Miss Karby and Mr. Bass	39½ " " 194 " "	No amount	9,100 - -	72 5 4	73 6 4
* Vanner	19¼ " " 30 " "	2,722 - -	1,500 - -	67 4 6	53 2 6
* Jones, Mrs.	37¾ " " 53 " "	2,130 - -	1,245 - -	61 3 10	51 9 6
Karby, Mrs.	39½ " " 137 " "	No amount	2,000 - -	63 - 2	52 15 8
Ditto	39½ " " 3 " "	No amount	388 - -	Included in above.	
* Finigan	19¼ " " 12 " "	1,782 - -	150 - -	27 10 10	19 10 4
Haigh	7½ " " 40 " "	150 - -	90 - -	13 7 6	12 8 -
* Connon	7½ " " 35 " "	1,000 - -	750 - -	61 3 2	43 10 4
* Westley	2½ " " - " "	1,161 - -	- 1 -	47 13 4	33 4 2
Unwin, Mrs.	31¼ " " 3 l. 10 s. per annum	279 6 6	280 - -	42 19 10	36 13 2
* Dairs and Unwin	31¼ " " 13 l. 15 s. "	965 12 -	900 - -		
Munday	8¾ " " 28 per annum	630 - -	450 - -	21 8 -	19 19 1
Serle	38 " " 3 " "	852 - -	650 - -	44 7 10	33 16 4
Great Eastern Railway Company.	99 " " 50 " "	No amount	200 - -	51 10 -	20 9 6
London and St. Katharine Dock Company.					
Moss Woolf's Trustees	8½ " " 50 " "	497 17 9	200 - -	49 3 10	25 15 10
Ditto ditto	12¾ " " 40 " "		180 - -		
Woolf, Jonas	12¾ " " 60 " "	718 7 6	350 - -	23 14 4	13 15 4
Munday	47¼ " " 25 " "	1,323 - -	930 - -	-	-
Showell	5¼ " " 50 " "	1,417 - -	700 - -	151 6 6	87 12 4
* Woolf, Jonas	3¾ " " 350 " "	595 6 -	350 - -	24 1 -	13 19 -
Moss Woolf's Trustees	30¼ " " 5 " "	248 - -	140 - -	12 - -	8 6 6
City of London Brewery Company.	12¼ " " 50 " "	238 10 -	100 - -	5 8 7	6 5 11
Donoghue	40½ " " 40 " "	490 - -	240 - -	13 13 -	13 2 6
Rosenberg	40½ " " a peppercorn	1,000 - -	597 - -	38 15 10	27 12 -
Woolf, Priscilla	39½ " " a peppercorn	563 - -	324 - -	32 3 2	28 9 -
Woolf's Trustees	1¾ " " 7 l. 7 s. per annum	43 - -	27 - -	11 11 -	9 5 2
Flight, Mrs.	9½ " " 91 per annum	560 - -	520 - -	25 15 -	19 19 -
Woodman	40½ " " 120 " "	3,500 - -	2,600 - -	89 6 6	45 - 10
Betts	4¼ " " 70 " "	310 - -	220 - -	34 11 4	23 10 8
Morrissey	11¼ " " No rent	1,273 - -	-	Included in amount below.	
Watson	6¾ " " 45 per annum	1,500 - -	350 - -	13 9 4	13 11 8
Rosenberg	47¾ " " 60 " "	2,500 - -	1,090 - -	42 16 10	41 2 4
Morrissey	70½ " " 50 " "	See above	725 - -	27 6 -	26 1 2
Bigg	5¾ " " No rent	200 - -	100 - -	14 - 8	9 9 -
Darley	12¾ " " 10 per annum	- - -	25 - -	-	-
Flight	12¾ " " 12 l. 10 s. "	210 - -	100 - -	Included in the above.	
Darley	12¾ " " 5 " "	- - -	- 1 -	-	-
Flight	12¾ " " 5 " "	See above	90 - -		
Petty	7¼ " " 5 " "	No claim	970 - -		
TOTAL		£.	31,580 3 -	1,444 17 6	1,080 11 7

Note.—In the cases marked (*) the amounts awarded include compensation for loss of trade. Bills for Arbitration Costs have not yet been delivered in those cases where their amounts are not stated in the above list.

Artizans' and Labourers' Dwellings Improvement Acts, 1875 and 1879.

Metropolis (Goulston-street, and Flower and Dean-street, Whitechapel,) Improvement Scheme, 1877.

STATEMENT of Amounts awarded by Mr. *Hunter Rodwell*, Q.C., M.P., in respect of the FREEHOLD Interests included in the SCHEME and the COSTS of Claimants in respect of ARBITRATION Proceedings certified for by the Arbitrator.

Name of Claimant.	Nature of Interest Property subject to.	Amount of Compensation Claimed.	Amount of Final Award.	Amount of Bill for Arbitration Costs.	Amount certified for Arbitration Costs.
		£. s. d.	£.	£. s. d.	£. s. d.
Thurgood - - -	In hand - - - - -	2,240 - -	2,100	102 1 4	62 11 8
Castleberg - - -	In hand - - - - -	2,460 - -	1,977	42 - -	- - -
Turner - - -	Lease unexpired; term 33 years, at 40 l. per annum	650 - -	450	- - -	- - -
Gilbert - - -		644 5 3	450	49 8 4	- - -
Woolf - - -	In hand - - - - -	2,373 10 -	1,400	- - -	- - -
Buehanan - - -	Lease unexpired; term 5 years, at 8 l. per annum.	440 - -	250	24 9 8	12 13 6
Woolf - - -	In hand - - - - -	627 - -	330	- - -	- - -
Collins - - -	In hand - - - - -	300 - -	75	- - -	- - -
Palmer - - -	In hand - - - - -	246 - -	216	- - -	- - -
Cohen - - -	In hand - - - - -	1,000 - -	520	- - -	- - -
Ditto - - -	In hand - - - - -	- - -	100	- - -	- - -
Smith - - -	In hand - - - - -	8,500 - -	6,300	- - -	- - -
Robinson - - -	Lease unexpired; term 4½ years, at 135 l. per annum	9,405 - -	5,200	- - -	- - -
	Lease unexpired; term 11 years, at 40 l. per annum				
Burkitt - - -	In hand - - - - -	1,450 - -	950	- - -	- - -
Butler - - -	In hand - - - - -	3,575 - -	1,320	- - -	- - -
Davies - - -	Lease unexpired; 48 years, at 28 l. per annum.	750 - -	580	29 5 -	10 2 6
Adey - - -	In hand - - - - -	750 - -	420	- - -	- - -
Lister and others (Yoak- ley's Charity) - -	Lease unexpired; 3½ years, rent 70 l. per annum -	Consols to produce 100 l. per annum.	3,039	- - -	- - -
	Another lease unexpired; term 3¾ years, at 50 l. per annum - - - - -				
Shearman - - -	Lease unexpired; 11 years, rent 40 l. per annum.	3,732 - -	1,012	- - -	- - -
Ditto - - -	- - - - -	- - -	900	- - -	- - -
Fisher - - -	Lease unexpired; term 18 years, at 24 l. per annum. Another lease for 17½, at 30 l. per annum.	5,775 - -	4,190	- - -	- - -
Polley - - -					
Richards - - -	- - -	- - -	- - -	- - -	- - -
Boote - - -	Lease unexpired; term of 7 years, at 80 l. per annum.	3,500 - -	2,314	- - -	- - -
Barklamb's Trustees -	Lease unexpired; term of 8¾ years, at 85 l. per annum.	3,100 - -	2,300	- - -	- - -
Glyne's - - -	Lease unexpired; term 4 years, at 85 l. per annum.	3,407 - -	3,000	- - -	- - -
White's Trustees - -	In hand - - - - -	8,557 - -	2,912	- - -	- - -
Colebrooke, Sir T. E., Lord of the Manor.	- - - - -	- - -	536	- - -	- - -
Weston - - -	Term expired; tenant pays 145 l. per annum.	4,200 - -	1,880	60 16 6	43 6 6
Joseph, Edward - -	In hand - - - - -	3,100 - -	1,245	54 5 2	37 3 4
Fayle - - -	27 years, at 70 l. per annum	3,500 - -	1,800	- - -	- - -
Colebrooke, Sir T. E., Lord of the Manor -	- - - - -	- - -	15	- - -	- - -
			35	- - -	- - -
TOTAL - - -		£.	47,816	362 6 -	165 17 6

Artizans' and Labourers' Dwellings Improvement Acts, 1875 and 1879.

Goulston-street and Flower and Dean-street Whitechapel Improvement Scheme, 1877.

STATEMENT of Amounts awarded by Mr. *Hunter Rodwell*, Q.C., M.P., in respect of LEASEHOLD Interests included in the SCHEME, and showing the COSTS of Claimants in respect of ARBITRATION Proceedings certified for by the Arbitrator.

Name of Claimant.	Particulars of Unexpired Terms and Rents reserved.	Amount Claimed.	Amount of Final Award.	Amount of Bill for Arbitration Costs.	Amount certified for Arbitration Costs.
	£.	£. s. d.	£.	£. s. d.	£. s. d.
Riches - -	26 $\frac{1}{4}$ years, rent 35 per annum	8,180 - -	2,500	} 103 8 6	65 11 -
Ditto - -	26 $\frac{1}{4}$ " " 45 " "	9,266 - -	3,100		
Hawksworth's Executors.	10 $\frac{3}{4}$ " " 91 <i>l.</i> 5 <i>s.</i> "	3,935 18 9	2,300		
* Garrod - -	3 $\frac{1}{2}$ " " 70 " "	1,500 - -	1,075	138 17 2	66 11 6
Riches - -	26 $\frac{1}{4}$ " " - - -	} Included in above amounts claimed by Riches.	1,015 330	} See above.	-
Ditto - -	26 $\frac{1}{4}$ " " - - -				
Goldstein - -	3 $\frac{1}{2}$ " " 24 per annum	100 - -	20	-	-
Castleberg - -	34 $\frac{1}{4}$ " " 4 <i>l.</i> 10 <i>s.</i> "	450 - -	310	11 - 2	-
Ditto - -	33 " " 20 " "	1,575 - -	1,220	-	-
* Shaw - -	18 $\frac{1}{4}$ " " 192 " "	2,526 - -	1,950	-	-
* Watney - -	45 $\frac{3}{4}$ " " 45 " "	6,800 - -	5,000	270 6 -	193 19 -
* Ungar - -	Term expired - - -	400 - -	50	10 14 6	7 1 -
Davis - -	48 years, rent 28 per annum	795 12 -	550	29 5 -	16 2 6
Freeman - -	17 $\frac{3}{4}$ " " 52 " "	660 - -	550	-	-
Watson - -	17 $\frac{3}{4}$ " " 200 " "	550 - -	150	10 9 -	7 14 8
* Bonner - -	3 $\frac{1}{4}$ " " 70 " "	400 - -	400	22 4 4	15 2 -
Satchell - -	4 $\frac{1}{2}$ " " 135 " "	1,418 - -	750	-	-
Ditto - -	11 " " 40 " "	346 - -	346	-	-
* Otten - -	10 $\frac{1}{4}$ " " 45 " "	573 16 -	300	-	-
Myers - -	3 $\frac{3}{4}$ " " 50 " "	100 - -	100	-	-
* Cohen - -	3 $\frac{3}{4}$ " " 84 " "	1,331 10 -	475	-	-
* Brierley - -	Term expired, rent 50 <i>l.</i> "	1,800 - -	246	-	-
Hart - -	18 years, rent 24 " "	1,374 14 -	400	-	-
Solomons - -	17 $\frac{3}{4}$ " " 30 " "	1,391 10 -	450	-	-
* Simmonds - -	2 $\frac{1}{2}$ " " 55 " "	605 - -	300	59 1 1	28 6 -
Levy - -	4 " " 48 " "	2,760 - -	880	-	-
* Grouse - -	2 $\frac{1}{2}$ " " 50 " "	725 - -	299	23 9 9	11 - 6
* Van Praag - -	2 $\frac{1}{2}$ " " 26 " "	1,315 - -	150	63 - 4	37 3 -
* Loskey & Scheyer	Term expired, rent 48 <i>l.</i> "	381 18 4	160	65 - 8	37 3 -
* Weil - -	1 year, rent 42 " "	403 - -	110	26 8 2	15 1 2
* Hyams - -	Term expired, rent 22 <i>l.</i> "	764 16 9	243	33 11 10	18 17 4
* Levy - -	1 year, rent 45 " "	905 - -	312	76 6 8	32 17 2
* Israel - -	3 $\frac{1}{2}$ " " 58 " "	2,500 - -	1,150	152 5 5	65 2 -
* Boas - -	1 " " 36 " "	888 15 -	400	65 7 5	25 18 6
* Luck - -	2 $\frac{3}{4}$ " " 55 " "	780 - -	250	72 6 6	48 11 -
Riches - -	8 $\frac{1}{2}$ " " 93 <i>l.</i> 10 <i>s.</i> "	2,262 -	880	Included in the sums stated above as allowed to Mr. Riches.	
Levy - -	6 " " 60 " "	300 - -	150	-	-
* Ditto - -	3 $\frac{1}{2}$ " " 60 " "	707 10 -	530	48 19 8	18 7 6
* White - -	3 $\frac{1}{2}$ " " 50 " "	2,064 19 -	900	58 18 4	41 13 6
* Abrahams - -	3 $\frac{1}{2}$ " " 68 " "	2,466 7 9	976	147 8 10	64 12 4
Sparks - -	5 $\frac{1}{4}$ " " 115 " "	280 - -	200	-	-
* Berlin - -	3 $\frac{3}{4}$ " " 46 " "	1,305 5 6	550	131 15 3	75 11 -
Davis - -	723 " " - 10 <i>s.</i> "	1,089 - -	1,089	-	-
Hyams - -	10 $\frac{3}{4}$ " " 50 " "	2,347 - -	700	66 2 -	42 - 6
Hart - -	725 " " 1 " "	1,966 5 -	1,079	-	-
* Alexander - -	15 " " - - -	2,783 - -	2,100	-	-
* Joseph, Michael -	17 $\frac{3}{4}$ " " 65 " "	9,352 18 6	4,000	396 1 8	253 13 -
* Lazarus - -	5 $\frac{3}{4}$ " " 70 " "	1,800 - -	850	65 19 6	44 4 6

Note.—In the cases marked (*) the amounts awarded include compensation for loss of trade. Bills for Arbitration Costs have not yet been delivered where their amounts are not stated in the above list.

STATEMENT of Amounts awarded by Mr. *Hunter Rodwell*, Q.C., M.P., &c.—*continued*.

Name of Claimant.	Particulars of Unexpired Terms and Rents reserved.	Amount Claimed.	Amount of Final Award.	Amount of Bill for Arbitration Costs.	Amount certified for Arbitration Costs.
	£.	£. s. d.	£.	£. s. d.	£. s. d.
* Truman, Hanbury & Co.	727 years, rent of peppercorn -	4,067 10 -	3,315	—	—
* Heilbronn - -	13½ „ „ 52 per annum	1,914 - -	1,000	—	—
* Harris - -	9 „ „ 24 „	4,224 - -	1,500	234 18 6	—
Marks - -	14 „ „ 24 „	650 - -	250	41 13 4	32 1 6
* Levy - -	7 „ „ 50 „	1,155 - -	550	113 16 10	63 1 -
Grainger - -	87½ „ „ peppercorn -	3,200 - -	2,349	—	—
* Nathan - -	10½ „ „ 50 per annum	1,500 - -	950	40 4 8	22 7 2
Carter's Represen- tatives.	726 years, rent 2 „	5,772 17 -	4,834	—	—
Devine - -	10½ „ „ 40 „	4,000 - -	2,200	—	—
* Joel - -	¾ „ „ 84 „	3,368 16 -	475	151 6 8	91 16 6
* Hammond - -	8¾ „ „ 85 „	1,537 - -	850	—	—
* Joseph - -	4 „ „ 85 „	8,497 - -	4,600	—	—
Halford - -	19½ „ „ 150 „	750 - -	140	39 17 -	22 3 2
* Vellenzer - -	7 „ „ 80 „	2,662 4 6	1,050	79 19 4	50 14 6
* Otten - -	13½ „ „ 70 „	4,686 - -	2,300	172 1 8	91 8 -
Myers - -	29½ „ „ 90 „	3,875 - -	3,200	30 9 -	—
Wray's Executors	29½ „ „ 16 „	808 10 -	599	—	—
Devine - -	Term expired, rent 145l. „	140 - -	100	—	—
Levy's Executors	730½ years, rent peppercorn -	3,000 - -	2,600	63 - -	64 3 2
Eaton - -	13 years, rent 10 l. 10 s. per ann.	577 7 -	410	—	—
Abbott, as Admi- nistratrix of Dy- ball.	11 „ „ 2 l. 7 s. „	600 - -	245	—	—
Seadon - -	13½ „ „ 4 „	2,195 - -	1,311	—	—
Ellis, Committee of.	13½ „ „ 4 „	625 - -	450	79 8 -	72 1 -
Levy's Executors	13½ „ „ 9 „	2,250 - -	1,700	—	—
Archer - -	13 „ „ 58 l. 4 s. „	3,198 - -	2,500	97 18 4	76 15 -
Eaton - -	18 „ „ 30 „	125 - -	75	—	—
* Bernel - -	12½ „ „ 40 „	1,360 - -	630	—	—
Fisher - -	12½ „ „ 5 „	900 - -	473	36 - -	20 3 -
* Green - -	8 „ „ 68 l. 18 s. „	3,300 - -	1,500	—	—
Davis - -	¼ „ „ 23 „	1,250 - -	400	—	—
* Fowler - -	7½ „ „ 60 „	2,719 - -	1,425	235 4 3	164 7 11
* Sampson - -	6½ „ „ 143 „	2,111 - -	1,020	75 12 -	59 7 4
* Lee - -	7½ „ „ 133 „	2,065 18 -	1,300	194 19 6	127 8 6
Sampson - -	7½ „ „ 31 l. 4 s. „	50 - -	42	—	—
Pilbrow - -	11½ „ „ 80 „	647 - -	420	—	—
* Levy - -	2 „ „ 45 l. 10 s. „	755 - -	300	44 11 6	21 - 6
Ditto - -	49½ „ „ 20 „	1,300 - -	955	57 18 4	35 3 2
* Hill - -	3¼ „ „ 100 „	4,000 - -	1,400	78 16 10	49 11 6
Hart - -	725½ „ „ peppercorn -	2,702 - -	1,800	—	—
Wythies - -	10½ „ „ 10 per annum	835 12 3	375	—	—
* Farmer - -	10½ „ „ 50 „	3,274 - -	520	82 14 10	52 5 10
* Krotoski - -	9½ „ „ 24 „	524 6 -	210	—	—
Windus and Col- lins.	730 „ „ - 30 s. „	7,354 - -	5,700	255 14 3	168 3 -
* Myers - -	6 „ „ 120 „	4,350 - -	1,800	125 19 10	86 13 -
Sewell - -	8 „ „ 50 „	1,751 - -	1,550	—	—
Levy's Executors-	8¾ „ „ 9 „	2,372 - -	1,500	31 12 4	17 4 10
Myers' Executors	53½ „ „ 16 „	3,200 - -	1,500	135 19 -	86 13 -
Hogan - -	— „ „ 173 „	400 - -	75	—	—
Castleberg - -	33½ „ „ 70 „	2,640 - -	1,950	17 18 4	—
Barnett - -	27 „ „ 70 „	1,995 - -	780	—	—
TOTAL		- - - £.	108,723	4,676 1 5	2,766 16 3

Note.—In the cases marked (*) the amounts awarded include compensation for loss of trade. Bills for Arbitration Costs have not yet been delivered where their amounts are not stated in the above list.

Artizans' and Labourers' Dwellings Improvement Acts, 1875 and 1879.

Whitechapel and Limehouse Scheme, 1876.

In this Scheme the Metropolitan Board of Works did not purchase any of the Property by private negotiation. See Question and Answer, No. 5177, in Minutes of Proceedings before the Committee.

Goulston-street and Flower and Dean-street Scheme, 1877.

CASES settled by AGREEMENT.

S U M M A R Y.

	Aggregate of Sums agreed upon for preliminary Costs of Claimants.	Aggregate Amount of Settlements by Agreement.
	£. s. d.	£. s. d.
Freeholders - - - -	715 19 -	100,281 - -
Leaseholders - - - -	782 14 10	39,185 - -
TOTAL - - - £.	1,498 13 10	139,466 - -

Artizans' and Labourers' Dwellings Improvement Acts, 1875 and 1879.

STATEMENT as to the COSTS, CHARGES, and EXPENSES of the ARBITRATORS in the various SCHEMES as certified by the HOME SECRETARY and Paid by the METROPOLITAN BOARD OF WORKS.

Name of Scheme.	Name of Arbitrator.	Amount of Costs and Charges and Expenses.
		£. s. d.
Whitechapel and Limehouse Improvement Scheme, 1876 - - - - -	Sir Henry Hunt, C.B. -	1,850 - -
Whitecross-street, St. Luke's, Improvement Scheme, 1877 - - - - -	- - ditto - - -	2,750 - -
Great Wild-street, St. Giles, Improvement Scheme, 1877 - - - - -	- - ditto - - -	1,200 - -
Old Pyc-street, Westminster, Improvement Scheme, 1877 - - - - -	- - ditto - - -	350 - -
High-street, Islington, Improvement Scheme, 1877 - - - - -	- - ditto - - -	420 - -
Bedfordbury, St. Martin's-in-the-Fields, and Strand District Improvement Scheme, 1877 - - -	- - ditto - - -	550 - -
Pear Tree-court, Clerkenwell, Improvement Scheme, 1877 - - - - -	- - ditto - - -	150 - -
Goulston-street and Flower and Dean-street, White- chapel Improvement Scheme, 1877 - - -	} Mr. Hunter Rodwell, Q.C., M.P. - - - - -	} 1,970 - -
Essex-road, Islington, Improvement Scheme, 1878 - - - - -		
- - ditto - - - - -	- - ditto - - -	940 - -
St. George-the-Martyr, Southwark, Improvement Scheme, 1877 - - - - -	- - ditto - - -	785 - -
Bowman's Buildings, Marylebone, Improvement Scheme, 1878 - - - - -	- - ditto - - -	590 - -

Artizans' and Labourers' Dwellings Improvement Acts, 1875 and 1879

Whitechapel and Limehouse Scheme, 1876.

The Aggregate Area and Freehold Cases dealt with by Sir Henry

Hunt was - - - - - - - - - - - 268,770 feet super.

Goulston-street and Flower and Dean-street Scheme, 1877.

The Aggregate Area of the Freehold Cases dealt with by Mr. Hunter

Rodwell was - - - - - - - - - - - 64,818 feet super.

Appendix, No. 25.

PAPER handed in by Mr. *Gatliff*, and referred to in his Evidence, 14 July 1881.

ANALYSIS of OCCUPATIONS of 1,228 Tenants of the Metropolitan Association for Improving the Dwellings of the Industrious Classes, Weekly RENTS, and the DISTANCE they Reside from their WORK.

Number of Tenants.	Occupations.	Distance from Work.	Rents per Week.	Number of Tenants.	Occupations.	Distance from Work.	Rents per Week.
			s. d.				s. d.
1	Artist - - -	Home -	7 -	2	Cabinet makers - -	$\frac{1}{4}$ mile -	7 -
1	ditto - - -	4 miles -	7 9	2	- ditto - - -	$\frac{1}{2}$ " -	8 s. and 8 s. 6 d.
1	Artificial limb maker -	2 " -	7 -	5	- ditto - - -	1 " -	7 s. to 9 s.
1	Armourer - - -	7 " -	7 -	1	- ditto - - -	3 miles -	7 -
1	Blindmaker - - -	1 mile -	7 9	1	- ditto - - -	7 " -	7 -
2	- ditto - - -	2 miles -	5 s. 6 d. & 7 s. 6 d.	4	Compositors - - -	$\frac{1}{4}$ mile -	6 s. 6 d. to 7 s. 6 d.
1	Billiard marker - - -	1 mile -	5 9	3	- ditto - - -	$\frac{1}{2}$ " -	5 s. 3 d. to 7 s.
1	Biscuit baker - - -	$\frac{1}{4}$ " -	6 -	4	- ditto - - -	1 " -	5 s. 6 d. to 8 s. 6 d.
1	- ditto - - -	2 miles -	7 -	4	- ditto - - -	2 miles -	5 s. 3 d. to 6 s. 9 d.
3	Bricklayers - - -	$\frac{1}{4}$ mile -	3 s. to 7 s.	1	- ditto - - -	3 " -	7 -
2	- ditto - - -	$\frac{1}{2}$ " -	9 -	2	- ditto - - -	4 " -	7 6
1	- ditto - - -	1 " -	7 -	8	- ditto - - -	7 " -	7 s. to 8 s.
3	- ditto - - -	2 miles -	7 s. 6 d. to 9 s.	2	Cheesemongers - - -	$\frac{1}{4}$ mile -	5 s. 6 d. & 7 s. 6 d.
1	- ditto - - -	7 " -	7 -	1	- ditto - - -	1 " -	5 6
1	Bookseller - - -	$\frac{1}{2}$ mile -	7 -	1	- ditto - - -	2 miles -	7 -
1	- ditto - - -	2 miles -	7 -	1	- ditto - - -	6 " -	7 6
1	- ditto - - -	3 " -	8 9	6	Clerks - - -	$\frac{1}{4}$ mile -	5 s. 3 d. to 8 s. 6 d.
1	- ditto - - -	7 " -	8 -	4	- ditto - - -	1 " -	7 s. to 9 s.
2	Brass finishers - - -	$\frac{1}{4}$ mile -	5 s. 3 d. and 7 s.	1	- ditto - - -	2 miles -	5 6
2	- ditto - - -	1 " -	7 -	6	- ditto - - -	3 " -	4 s. to 7 s. 6 d.
1	- ditto - - -	7 miles -	7 6	17	- ditto - - -	7 " -	3 s. to 8 s.
1	Bookbinder - - -	$\frac{1}{4}$ mile -	7 -	1	Cutler - - -	Home -	6 6
3	- ditto - - -	$\frac{1}{2}$ " -	6 s. 3 d. to 8 s. 6 d.	1	- ditto - - -	1 mile -	7 3
7	- ditto - - -	1 " -	5 s. 6 d. to 8 s. 6 d.	1	Coachmen - - -	$\frac{1}{4}$ " -	6 -
4	- ditto - - -	7 miles -	7 s. to 8 s.	1	- ditto - - -	$\frac{1}{2}$ " -	7 -
2	Bootmakers - - -	Home -	4 s. and 5 s.	2	- ditto - - -	1 " -	7 s. and 6 s. 6 d.
1	- ditto - - -	$\frac{1}{2}$ mile -	5 -	10	Carpenters - - -	$\frac{1}{4}$ " -	5 s. to 10 s. 6 d.
1	- ditto - - -	1 " -	8 6	8	- ditto - - -	$\frac{1}{2}$ " -	5 s. to 7 s.
1	- ditto - - -	4 miles -	4 6	4	- ditto - - -	1 " -	7 s. to 9 s.
1	- ditto - - -	7 " -	5 6	4	- ditto - - -	2 miles -	5 s. 3 d. to 9 s.
1	Butterman - - -	$\frac{1}{4}$ mile -	4 6	7	- ditto - - -	7 " -	7 s. to 8 s.
6	Blacksmiths - - -	$\frac{1}{4}$ " -	4 s. 6 d. to 7 s. 6 d.	1	Collector - - -	$\frac{1}{4}$ mile -	9 -
4	- ditto - - -	$\frac{1}{2}$ " -	6 s. 9 d. to 8 s.	2	Confectioners - - -	$\frac{1}{4}$ " -	8 -
3	- ditto - - -	2 miles -	5 s. 9 d. to 8 s.	1	- ditto - - -	1 " -	7 6
3	Butlers - - -	1 mile -	4 s. to 4 s. 6 d.	1	- ditto - - -	3 miles -	8 6
1	- ditto - - -	3 miles -	4 -	1	- ditto - - -	7 " -	7 -
10	Brewers' servants - -	$\frac{1}{4}$ mile -	5 s. 3 d. to 7 s. 9 d.	16	Carmen - - -	$\frac{1}{4}$ mile -	4 s. to 7 s.
2	Bakers - - -	$\frac{1}{4}$ " -	4 -	4	- ditto - - -	$\frac{1}{2}$ " -	5 s. 3 d. to 6 s. 9 d.
1	- ditto - - -	1 " -	5 6	8	- ditto - - -	1 " -	5 s. 6 d. to 7 s. 3 d.
1	- ditto - - -	3 miles -	8 6	3	- ditto - - -	2 miles -	6 s. 6 d. to 7 s.
1	Bookkeeper - - -	2 " -	6 6	1	- ditto - - -	4 " -	6 6
4	Brushmakers - - -	$\frac{1}{4}$ mile -	5 s. 6 d. to 7 s.	2	Curriers - - -	Out of work -	6 s. 9 d. and 7 s.
1	- ditto - - -	2 miles -	7 -	1	- ditto - - -	$\frac{1}{2}$ mile -	6 6
2	- ditto - - -	7 " -	7 -	1	- ditto - - -	2 miles -	7 -
1	Bookmarbler - - -	7 " -	7 -	1	- ditto - - -	7 " -	7 -
1	Bookgilder - - -	$\frac{1}{4}$ mile -	9 -	1	Customs' officer - -	2 " -	6 -
1	- ditto - - -	$\frac{1}{2}$ " -	7 -	1	- ditto - - -	3 " -	7 -
1	Bookfolder - - -	$\frac{1}{4}$ " -	5 3	1	Cardcase maker - -	Home -	5 3
1	- ditto - - -	$\frac{1}{2}$ " -	5 3	5	Carpet planners - -	$\frac{1}{4}$ mile -	5 s. 6 d. to 6 s. 6 d.
2	Butchers - - -	$\frac{1}{4}$ " -	5 s. 3 d. and 7 s.	1	- ditto - - -	1 " -	7 9
1	- ditto - - -	1 " -	5 6	4	- ditto - - -	7 miles -	7 s. to 8 s.
1	Boxmaker - - -	$\frac{1}{4}$ " -	6 -	1	Cook - - -	Home -	3 -
1	- ditto - - -	7 miles -	7 -	1	- ditto - - -	1 mile -	6 3
1	Broker - - -	1 mile -	6 -	1	- ditto - - -	3 miles -	8 6
1	Builder's foreman - -	$\frac{1}{4}$ " -	9 -	1	Cigar maker - - -	7 " -	7 -
3	- ditto - - -	7 miles -	7 s. to 8 s.	2	Clickers - - -	$\frac{1}{4}$ mile -	8 -
1	Barman - - -	Out of work -	5 3	2	- ditto - - -	2 miles -	7 s. 6 d. and 9 s.
1	Copperplate printer -	1 mile -	7 6	1	Coachtrimmer - - -	2 " -	6 9
1	Cardmaker - - -	$\frac{1}{4}$ " -	7 3	1	- ditto - - -	3 " -	7 3
4	Capsulers - - -	1 " -	2 s. 9 d. to 4 s. 6 d.	3	Commissionaires - -	2 " -	8 6
1	- ditto - - -	1 " -	4 6	1	- ditto - - -	3 " -	8 -
1	- ditto - - -	2 miles -	6 9	1	Colour grinder - -	$\frac{1}{4}$ mile -	8 6
1	Combmaker - - -	Home -	6 3	1	Chairmaker - - -	$\frac{1}{4}$ " -	7 -
3	Cabdrivers - - -	$\frac{1}{4}$ mile -	5 s. 6 d. to 7 s. 6 d.	2	Clockmakers - - -	Home -	5 s. and 8 s. 6 d.
4	- ditto - - -	$\frac{1}{2}$ " -	4 s. to 7 s. 6 d.	1	- ditto - - -	1 mile -	6 6
2	- ditto - - -	1 " -	6 s. 9 d. and 7 s.	1	- ditto - - -	$\frac{1}{4}$ " -	4 9
1	- ditto - - -	2 miles -	7 6	8	Charwomen - - -	$\frac{1}{4}$ " -	4 s. 10 d. to 7 s. 6 d.
1	- ditto - - -	3 " -	7 6	6	- ditto - - -	$\frac{1}{2}$ " -	2 s. 9 d. to 6 s. 6 d.

Number of Tenants.	Occupations.	Distance from Work.	Rents per Week.	Number of Tenants.	Occupations.	Distance from Work.	Rents per Week.
			s. d.				s. d.
8	Charwomen - - -	1 mile -	3 s. to 4 s.	1	Horsehair dresser - -	3 miles -	7 -
3	- ditto - - -	2 miles -	4 s. 6 d. to 6 s.	1	Harness maker - - -	2 " -	7 -
1	Cellarman - - -	$\frac{1}{4}$ mile -	5 3	1	- ditto - - -	7 " -	8 -
3	- ditto - - -	1 " -	5 s. 3 d. to 8 s. 6 d.	1	Ironer - - -	Home -	6 -
7	- ditto - - -	2 miles -	4 s. 10 d. to 7 s.	1	ditto - - -	2 miles -	5 6
1	Coachbuilder - - -	Out of work	2 9	1	Ironmoulder - - -	$\frac{1}{4}$ mile -	6 6
1	- ditto - - -	$\frac{1}{2}$ mile -	7 -	1	- ditto - - -	$\frac{1}{2}$ " -	6 -
1	- ditto - - -	1 " -	5 3	1	Inspector of meat markets	$\frac{1}{4}$ " -	8 6
1	Chemist - - -	4 miles -	6 6	1	Insurance agent - - -	1 " -	7 -
3	Caskmakers - - -	$\frac{1}{4}$ mile -	6 s. 6 d. to 7 s. 6 d.	1	Ivory cutter - - -	1 " -	5 -
2	Decorators - - -	7 miles -	7 -	1	Ironmonger - - -	$\frac{1}{2}$ " -	6 9
15	Draymen - - -	$\frac{1}{4}$ mile -	5 s. 3 d. to 7 s. 9 d.	1	Jeweller - - -	$\frac{1}{4}$ " -	7 -
2	- ditto - - -	2 miles -	7 -	2	- ditto - - -	2 miles -	7 s. 3 d. and 7 s.
1	Dentist - - -	2 " -	8 6	5	- ditto - - -	7 " -	7 s. to 8 s.
1	Detective - - -	1 mile -	5 6	1	Joiner - - -	$\frac{1}{4}$ mile -	6 6
3	- ditto - - -	Home -	5 s. 3 d. to 8 s. 6 d.	1	ditto - - -	1 " -	7 6
1	Dressmaker - - -	$\frac{1}{2}$ mile -	7 -	1	ditto - - -	2 miles -	8 -
1	- ditto - - -	1 " -	6 6	3	ditto - - -	7 " -	7 -
1	- ditto - - -	2 miles -	6 6	1	Jewel case maker - -	Home -	8 6
1	- ditto - - -	4 " -	5 s. to 8 s. 6 d.	2	Lamplighters - - -	$\frac{1}{2}$ mile -	5 s. 3 d. and 7 s.
1	Dustman - - -	$\frac{1}{4}$ mile -	6 6	1	Lamp maker - - -	2 miles -	7 -
1	Druggist - - -	$\frac{1}{2}$ " -	7 -	1	Lathiender - - -	5 " -	8 6
2	Dyers - - -	$\frac{1}{4}$ " -	4 6	4	Labourers - - -	Out of work	2 s. 9 d. to 7 s.
2	ditto - - -	$\frac{1}{2}$ " -	6 s. and 6 s. 3 d.	5	- ditto - - -	Home -	4 s. to 7 s. 6 d.
1	Distilleryman - - -	2 miles -	8 -	21	- ditto - - -	$\frac{1}{4}$ mile -	2 s. 9 d. to 7 s.
1	Driller - - -	1 mile -	6 6	15	- ditto - - -	$\frac{1}{2}$ " -	4 s. to 7 s. 6 d.
2	Dairymen - - -	$\frac{1}{4}$ " -	7 s. 9 d. & 7 s. 6 d.	16	- ditto - - -	1 " -	4 s. 6 d. to 8 s. 6 d.
1	- ditto - - -	2 miles -	7 -	7	- ditto - - -	2 miles -	4 s. to 7 s.
1	Dressing-case maker	3 " -	7 9	4	- ditto - - -	4 " -	5 s. 3 d. to 7 s. 6 d.
2	Engravers - - -	$\frac{1}{2}$ mile -	8 6	12	Laundresses - - -	Home -	2 s. 6 d. to 7 s. 6 d.
1	- ditto - - -	1 " -	8 9	2	- ditto - - -	$\frac{1}{4}$ mile -	3 s. and 6 s. 6 d.
2	- ditto - - -	2 miles -	7 s. 3 d. & 5 s. 6 d.	1	- ditto - - -	4 miles -	6 9
3	- ditto - - -	7 " -	8 -	1	Leather cutter - - -	Home -	5 6
2	Engineers - - -	Out of work	7 s. & 8 s. 6 d.	1	- ditto - - -	$\frac{1}{2}$ mile -	7 3
9	- ditto - - -	$\frac{1}{4}$ mile -	5 s. to 8 s. 6 d.	1	Lithographer - - -	Out of work	5 9
2	- ditto - - -	1 " -	9 s. & 6 s. 3 d.	1	- ditto - - -	1 mile -	7 -
1	- ditto - - -	2 miles -	6 6	1	- ditto - - -	2 miles -	7 -
3	- ditto - - -	3 " -	6 s. 3 d. to 7 s.	2	- ditto - - -	7 " -	7 s. and 8 s.
1	- ditto - - -	7 " -	7 6	1	Letter sorter - - -	1 mile -	8 6
1	Engine driver - - -	2 " -	6 -	1	- ditto - - -	2 miles -	7 -
1	Engine fitter - - -	1 mile -	6 3	2	Lace makers - - -	Home -	5 s. 9 d. and 6 s.
1	Farrier - - -	$\frac{1}{4}$ " -	9 -	3	Lightermen - - -	$\frac{1}{4}$ mile -	4 6
1	ditto - - -	2 miles -	8 6	1	Law writer - - -	Out of work	6 6
1	French polisher - -	$\frac{1}{4}$ mile -	7 -	1	Machine boot laster -	-	6 -
1	- ditto - - -	$\frac{1}{2}$ " -	7 -	1	Music seller - - -	$\frac{1}{4}$ mile -	5 9
1	- ditto - - -	1 " -	6 -	1	- ditto - - -	3 miles -	7 6
2	- ditto - - -	2 miles -	2 s. 9 d. & 4 s. 6 d.	1	Modeller - - -	Home -	5 3
3	- ditto - - -	7 " -	5 s. 9 d. to 8 s.	7	Manglewomen - - -	Home -	2 s. 9 d. to 7 s. 6 d.
3	Fishmongers - - -	$\frac{1}{4}$ mile -	5 s. 3 d. to 6 s.	2	Missionaries - - -	-	7 s. and 7 s. 9 d.
1	Forewoman - - -	1 " -	8 6	1	Mason - - -	2 miles -	5 3
2	Fitters - - -	$\frac{1}{4}$ " -	7 s. 3 d. & 6 s.	1	ditto - - -	7 " -	8 -
1	ditto - - -	1 " -	7 -	1	Marble mason - - -	5 " -	7 3
1	Fret cutter - - -	1 " -	7 -	1	Machine ruler - - -	$\frac{1}{4}$ mile -	6 -
1	Furrier - - -	Home -	4 -	2	Math - - -	7 miles -	6 s. and 8 s.
4	Foremen - - -	$\frac{1}{4}$ mile -	6 s. to 6 s. 6 d.	1	Map mounter - - -	1 mile -	9 -
2	ditto - - -	7 miles -	7 s. and 8 s.	2	Messengers - - -	$\frac{1}{4}$ " -	5 -
1	Gilder - - -	Home -	7 6	2	- ditto - - -	2 miles -	8 s. and 6 s.
1	Glassbender - - -	Home -	8 6	3	- ditto - - -	7 " -	7 s. to 7 s. 6 d.
1	Gunmaker - - -	$\frac{1}{2}$ mile -	6 6	1	Museum attendant - -	1 mile -	8 6
1	- ditto - - -	3 miles -	7 -	1	Meter maker - - -	1 " -	4 -
4	- ditto - - -	7 " -	8 -	1	- ditto - - -	7 miles -	7 -
1	Gardener - - -	$\frac{1}{4}$ mile -	4 6	1	Metal worker - - -	7 " -	8 -
4	- ditto - - -	$\frac{1}{2}$ " -	4 s. 6 d. to 7 s. 6 d.	1	Machinist - - -	Home -	7 -
1	- ditto - - -	1 " -	6 -	1	- ditto - - -	$\frac{1}{2}$ mile -	8 6
2	- ditto - - -	2 miles -	7 -	1	- ditto - - -	7 miles -	8 -
1	- ditto - - -	5 " -	7 -	3	Nurses - - -	Home -	4 s. to 6 s.
9	Glasscutters - - -	$\frac{1}{4}$ mile -	5 s. 3 d. to 7 s.	4	Needlewomen - - -	Home -	2 s. 9 d. to 8 s. 6 d.
1	- ditto - - -	2 miles -	9 -	1	- ditto - - -	2 miles -	2 6
1	Grave digger - - -	$\frac{1}{4}$ mile -	7 -	2	No occupation - - -	Home -	4 s. and 6 s.
2	Grooms - - -	$\frac{1}{4}$ " -	7 -	1	Omnibus driver - - -	$\frac{1}{4}$ mile -	7 3
1	Gasfitter - - -	Out of work	5 3	1	- ditto - - -	$\frac{1}{2}$ " -	7 6
4	- ditto - - -	$\frac{1}{4}$ mile -	5 s. 6 d. to 7 s. 3 d.	1	- ditto - - -	2 miles -	7 -
1	- ditto - - -	$\frac{1}{2}$ " -	7 s. to 8 s. 9 d.	2	Oilmen - - -	$\frac{1}{4}$ mile -	4 s. 6 d. & 6 s. 6 d.
3	- ditto - - -	1 " -	6 -	1	Optician - - -	Home -	8 9
1	- ditto - - -	2 miles -	6 6	1	Organ builder - - -	$\frac{1}{4}$ mile -	8 6
1	- ditto - - -	7 " -	7 6	1	Organist - - -	$\frac{1}{4}$ " -	6 -
2	Grocers' assistant -	1 mile -	7 6	1	Office cleaner - - -	$\frac{1}{2}$ " -	6 6
1	- ditto - - -	7 miles -	7 s. and 8 s.	1	Portmanteau maker -	Home -	7 6
1	Gas meter inspector	$\frac{1}{4}$ mile -	7 3	1	Plasterer - - -	2 miles -	6 9
1	Gold printer - - -	$\frac{1}{4}$ " -	7 -	5	Painters - - -	Home -	6 s. to 7 s. 9 d.
1	Gold beater - - -	$\frac{1}{2}$ " -	7 -	3	- ditto - - -	$\frac{1}{4}$ mile -	5 9
1	- ditto - - -	2 miles -	7 -	1	- ditto - - -	$\frac{1}{2}$ " -	7 -
1	Greengrocer - - -	2 " -	6 6	3	- ditto - - -	1 " -	4 s. 6 d. to 7 s. 6 d.
1	Hatter - - -	$\frac{1}{4}$ mile -	4 6	4	- ditto - - -	2 miles -	5 s. to 9 s.
4	ditto - - -	7 miles -	7 s. & 7 s. 6 d.	1	- ditto - - -	3 " -	6 -
11	Horsekeepers - - -	$\frac{1}{4}$ mile -	5 s. to 6 s. 3 d.	1	- ditto - - -	7 " -	7 -
1	- ditto - - -	$\frac{1}{2}$ " -	5 9	18	Police officers - - -	$\frac{1}{4}$ mile -	4 s. 6 d. to 9 s.
1	Hairdresser - - -	$\frac{1}{2}$ " -	7 -	12	- ditto - - -	$\frac{1}{2}$ " -	5 s. 3 d. to 9 s.
1	- ditto - - -	1 " -	5 3	16	- ditto - - -	1 " -	4 s. to 7 s.
1	- ditto - - -	7 miles -	7 -	1	- ditto - - -	2 miles -	6 6

Number of Tenants.	Occupations.	Distance from Work.	Rents per Week.	Number of Tenants.	Occupations.	Distance from Work.	Rents per Week.
			s. d.				s. d.
2	Pew openers - - -	$\frac{1}{4}$ mile -	5 s. 6 d. and 8 s.	1	Sawyer - - -	2 miles -	7 6
1	Pianoforte maker - -	$\frac{1}{4}$ " -	7 6	1	ditto - - -	2 " -	7 -
1	ditto - - -	2 miles -	4 6	3	Soldiers - - -	$\frac{1}{4}$ mile -	2 s. 6 d. to 2 s. 9 d.
21	Porters - - -	$\frac{1}{4}$ mile -	4 s. 10 d. to 8 s. 6 d.	10	Servants - - -	$\frac{1}{4}$ " -	7 s. to 9 s.
6	ditto - - -	$\frac{1}{2}$ " -	5 s. to 8 s. 6 d.	1	ditto - - -	$\frac{1}{2}$ " -	4 6
10	ditto - - -	1 " -	4 s. to 8 s. 6 d.	1	ditto - - -	1 " -	5 6
5	ditto - - -	2 miles -	5 s. 3 d. to 7 s. 6 d.	1	ditto - - -	2 miles -	4 -
2	ditto - - -	3 " -	7 s. and 6 s. 3 d.	1	Shirt cutter - - -	7 " -	8 -
2	ditto - - -	7 " -	7 -	1	Scripture reader - -	Home -	8 -
12	Printers - - -	$\frac{1}{2}$ mile -	5 s. to 7 s.	1	Station master - - -	2 miles -	7 3
3	ditto - - -	1 " -	5 s. 6 d. to 9 s.	1	Soap maker - - -	1 mile -	5 3
2	ditto - - -	2 miles -	7 s. to 8 s. 6 d.	1	Stationer - - -	$\frac{1}{2}$ " -	8 6
1	ditto - - -	3 " -	8 6	1	- ditto - - -	1 " -	5 3
14	ditto - - -	7 " -	7 s. to 8 s.	3	- ditto - - -	2 miles -	5 s. 6 d. to 7 s. 6 d.
9	Pensioners - - -	Home -	4 s. 6 d. to 7 s.	2	- ditto - - -	7 " -	8 -
1	Pocket-book maker - -	$\frac{1}{4}$ mile -	8 6	1	Silverplater - - -	$\frac{1}{4}$ mile -	8 6
2	Printers' roller makers -	7 miles -	7 s. and 8 s.	1	Stay presser - - -	2 miles -	5 9
1	Printers' reader - - -	2 " -	9 -	39	Tailors - - -	Home -	4 s. 6 d. to 11 s.
1	Packer - - -	$\frac{1}{4}$ mile -	4 6	6	ditto - - -	1 mile -	3 s. to 8 s. 6 d.
3	ditto - - -	$\frac{1}{2}$ " -	5 s. to 7 s.	2	ditto - - -	2 miles -	4 s. 6 d. and 8 s.
6	ditto - - -	1 " -	5 s. 3 d. to 8 s. 6 d.	5	Travellers - - -	$\frac{1}{4}$ mile -	4 s. 6 d. to 8 s. 6 d.
2	ditto - - -	7 miles -	7 -	3	- ditto - - -	$\frac{1}{2}$ " -	8 s. 6 d. to 9 s.
2	Plumbers - - -	$\frac{1}{2}$ mile -	6 3	1	- ditto - - -	3 miles -	7 6
2	ditto - - -	1 " -	6 s. and 9 s.	1	- ditto - - -	4 " -	7 6
3	ditto - - -	2 miles -	5 s. to 8 s. 6 d.	3	Turners - - -	$\frac{1}{4}$ mile -	2 s. 6 d. to 5 s. 6 d.
2	ditto - - -	7 " -	8 -	2	ditto - - -	1 " -	8 s. 6 d. & 9 s. 6 d.
1	Pipe moulder - - -	7 " -	7 6	4	Timekeepers - - -	$\frac{1}{4}$ " -	4 s. 6 d. to 8 s.
2	Postmen - - -	1 mile -	2 s. 9 d. & 5 s. 3 d.	1	- ditto - - -	$\frac{1}{2}$ " -	8 9
1	Picture frame maker - -	2 miles -	6 9	1	Tinplate worker - - -	2 miles -	7 9
1	Printing ink maker - -	7 " -	8 -	6	- ditto - - -	7 " -	7 -
13	Railway servants - - -	$\frac{1}{4}$ mile -	5 s. to 8 s. 3 d.	1	Toolmaker - - -	1 mile -	7 -
5	- ditto - - -	$\frac{1}{2}$ " -	3 s. 6 d. to 7 s.	1	Trimmer - - -	Home -	5 6
2	- ditto - - -	1 " -	6 -	1	Tiemaker - - -	Home -	7 -
2	- ditto - - -	3 miles -	7 s. 3 d. & 7 s. 6 d.	1	- ditto - - -	$\frac{1}{2}$ mile -	5 6
1	Saddle maker - - -	$\frac{1}{4}$ mile -	6 -	3	Tailoresses - - -	Home -	5 s. 6 d. to 8 s.
1	- ditto - - -	2 miles -	9 -	1	- ditto - - -	1 mile -	2 9
5	Salesmen - - -	$\frac{1}{4}$ mile -	6 s. to 7 s.	1	Tanner - - -	$\frac{1}{4}$ " -	6 6
1	- ditto - - -	$\frac{1}{2}$ " -	7 3	3	Typefounders - - -	$\frac{1}{4}$ " -	5 s. to 6 s.
2	- ditto - - -	2 miles -	4 s. and 7 s. 6 d.	1	- ditto - - -	$\frac{1}{2}$ " -	7 -
1	Stained glass printer - -	7 " -	7 -	2	Turncocks - - -	$\frac{1}{4}$ " -	4 s. 6 d. and 9 s.
6	Shoemakers - - -	Home -	4 s. to 7 s. 6 d.	2	Telegraph clerks - -	2 miles -	5 s. 3 d. and 6 s.
2	- ditto - - -	$\frac{1}{4}$ mile -	4 -	3	Tram conductors - -	$\frac{1}{4}$ mile -	7 -
1	- ditto - - -	$\frac{1}{2}$ " -	7 -	5	Tram drivers - - -	$\frac{1}{4}$ " -	7 s. to 12 s.
1	- ditto - - -	1 " -	9 -	1	Trunkmaker - - -	$\frac{1}{2}$ " -	6 6
1	- ditto - - -	7 miles -	8 -	1	- ditto - - -	7 miles -	7 -
3	Shopmen - - -	$\frac{1}{2}$ mile -	5 s. 9 d. to 9 s.	1	Tobacconist - - -	3 " -	6 6
1	Surgical instrument maker	2 miles -	8 6	5	Upholsterers - - -	$\frac{1}{2}$ mile -	7 s. 6 d. to 9 s.
2	Shopwomen - - -	1 mile -	5 s. 6 d. & 6 s. 6 d.	1	- ditto - - -	7 miles -	8 -
9	Sugar refiners - - -	$\frac{1}{4}$ " -	5 s. to 7 s. 9 d.	1	Umbrella maker - - -	1 mile -	7 -
1	- ditto - - -	$\frac{1}{2}$ " -	7 9	2	- ditto - - -	2 miles -	6 s. and 8 s. 6 d.
1	Shell washer - - -	$\frac{1}{4}$ " -	7 6	1	- ditto - - -	7 " -	7 -
1	Sailor - - -	Home -	7 -	4	Warders - - -	$\frac{1}{4}$ mile -	5 s. 3 d. to 7 s. 6 d.
1	Shopfitter - - -	1 mile -	8 6	1	Wheelwright - - -	$\frac{1}{4}$ " -	5 3
2	Stonemasons - - -	$\frac{1}{2}$ " -	6 6	1	- ditto - - -	$\frac{1}{2}$ " -	4 6
1	- ditto - - -	1 " -	5 3	1	- ditto - - -	7 miles -	7 -
2	- ditto - - -	2 miles -	4 s. 6 d. & 6 s. 3 d.	4	Whitesmiths - - -	7 " -	7 -
3	- ditto - - -	3 " -	4 -	1	Water - - -	$\frac{1}{4}$ mile -	7 -
1	- ditto - - -	7 " -	5 9	1	ditto - - -	2 miles -	7 -
4	Stokers - - -	$\frac{1}{4}$ mile -	4 s. 6 d. to 7 s. 3 d.	2	ditto - - -	7 " -	4 s. and 8 s.
1	ditto - - -	2 miles -	4 6	1	Watchmaker - - -	Home -	9 -
1	Silkwinder - - -	$\frac{1}{4}$ mile -	5 -	1	- ditto - - -	7 miles -	8 -
1	Shopkeeper - - -	$\frac{1}{4}$ " -	8 6	6	Warehousemen - - -	$\frac{1}{4}$ mile -	6 s. 6 d. to 7 s. 9 d.
2	- ditto - - -	$\frac{1}{2}$ " -	8 6	5	- ditto - - -	$\frac{1}{2}$ " -	5 s. 9 d. to 8 s. 6 d.
1	Sofa maker - - -	1 " -	7 -	4	- ditto - - -	1 " -	5 s. 3 d. to 9 s.
1	Schoolmaster - - -	$\frac{1}{2}$ " -	6 3	1	- ditto - - -	2 miles -	5 6
1	Schoolmistress - - -	Home -	6 -	2	- ditto - - -	3 " -	7 s. and 7 s. 6 d.
1	- ditto - - -	1 mile -	6 -	18	- ditto - - -	7 " -	7 s. to 8 s.
1	School Board visitor - -	$\frac{1}{2}$ " -	5 9	25	Widows - - -	Home -	4 s. to 9 s.
1	Stick dresser - - -	$\frac{1}{4}$ " -	5 6	1	Watchman - - -	$\frac{1}{4}$ mile -	7 -
8	Superintendents - - -	Home -	4 s. to 7 s.	1	- ditto - - -	1 " -	5 6
1	Silversmith - - -	2 miles -	8 6	1	- ditto - - -	3 miles -	8 6
3	Smiths - - -	$\frac{1}{4}$ mile -	6 s. 6 d. to 8 s. 9 d.	1	Wiredrawer - - -	$\frac{1}{4}$ mile -	7 3
3	ditto - - -	$\frac{1}{2}$ " -	4 s. 6 d. to 7 s. 6 d.	1	- ditto - - -	7 miles -	7 -
2	ditto - - -	1 " -	5 s. 6 d. & 6 s. 6 d.	1	Waterman - - -	1 mile -	7 -
1	Scaffolder - - -	1 " -	5 6				
1	- ditto - - -	12 miles -	4 6	1,228			

8, Finsbury Circus, }
14 July 1881. }

Charles Gatliff, Secretary.

Appendix, No. 26.

P L A N S

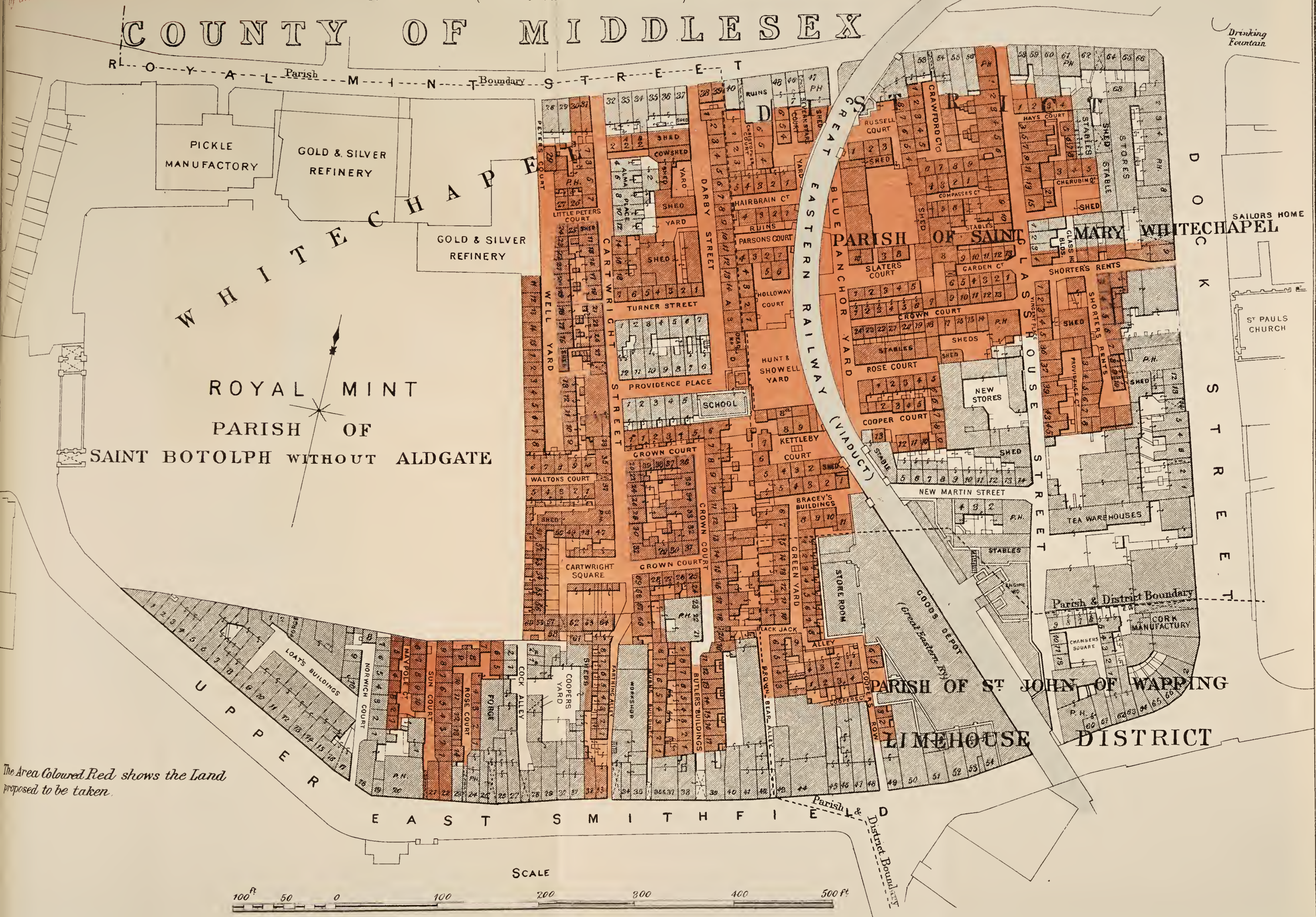
Handed in by Mr. *Cubitt Nichols*, and referred to in his Evidence, 11 July 1881.

MAP A.

THE ARTIZANS AND LABOURERS DWELLINGS IMPROVEMENT ACT 1875
METROPOLIS (WHITECHAPEL & LIMEHOUSE) IMPROVEMENT SCHEME

COUNTY OF MIDDLESEX

Plan shewing land included in scheme as originally proposed and deposited by the Metropolitan Board of Works.



The Area Coloured Red shows the Land proposed to be taken.

Plan shewing original arrangement
for laying out scheme as deposited
by Metropolitan Board of Works.

THE ARTIZANS AND LABOURERS DWELLINGS IMPROVEMENT ACT 1875

METROPOLIS (WHITECHAPEL & LIMEHOUSE) IMPROVEMENT SCHEME.

C O U N T Y O F M I D D L E S E X

PLAN B.



*Note. The areas Gross Barred Red
shew the proposed Blocks of
buildings.*

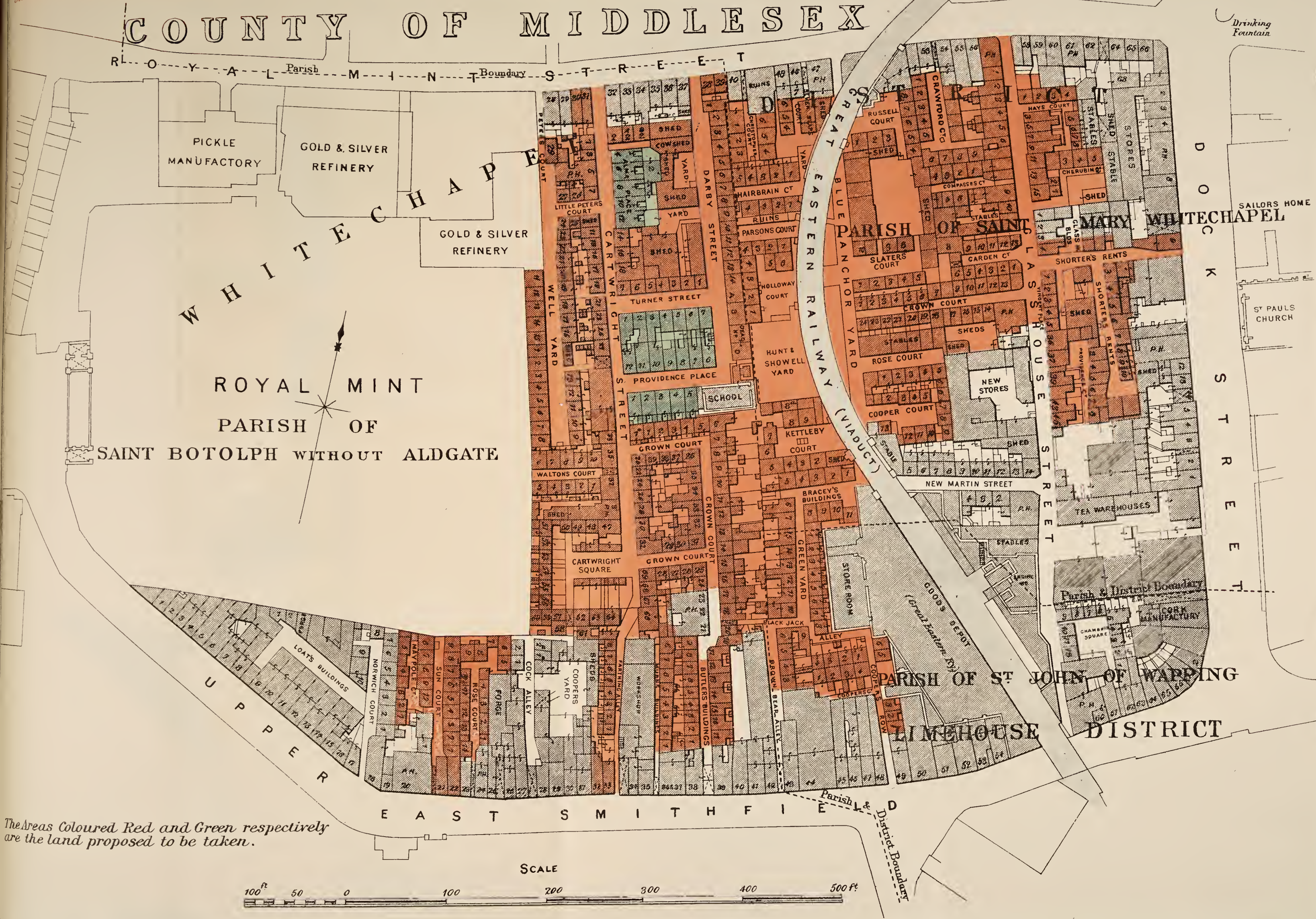
Amended MAP A.A.

THE ARTIZANS AND LABOURERS DWELLINGS IMPROVEMENT ACT 1875

METROPOLIS (WHITECHAPEL & LIMEHOUSE) IMPROVEMENT SCHEME

COUNTY OF MIDDLESEX

Plan shewing land included in scheme as amended and sanctioned by the Secretary of State and confirmed by Parliament.



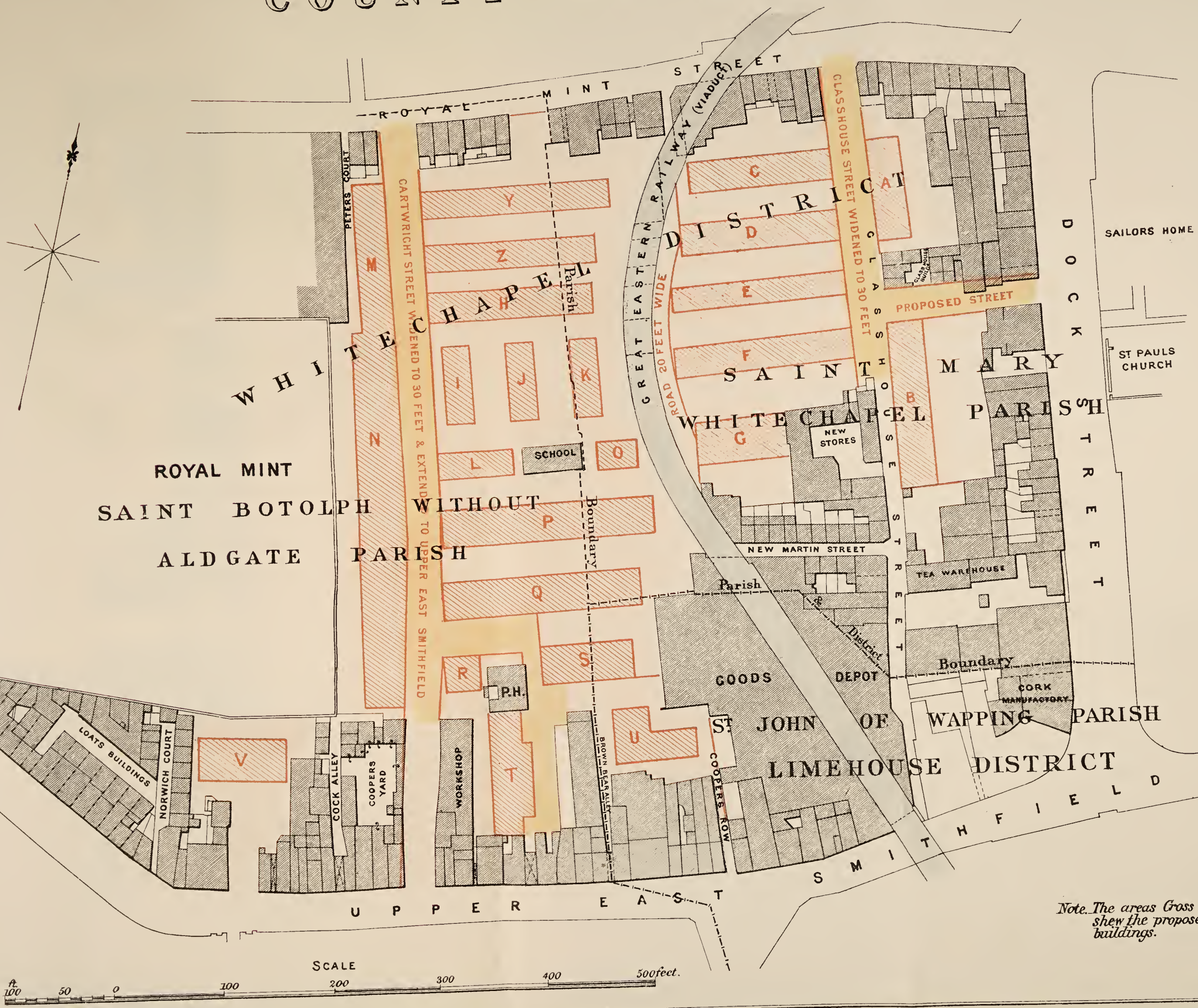
The Areas Coloured Red and Green respectively are the land proposed to be taken.

Plan showing arrangement for laying out scheme as amended and sanctioned by the Secretary of State and confirmed by Parliament.

THE ARTIZANS AND LABOURERS DWELLINGS IMPROVEMENT ACT 1875
METROPOLIS (WHITECHAPEL & LIMEHOUSE) IMPROVEMENT SCHEME.

COUNTY OF MIDDLESEX

Amended PLAN B.B.



Note. The areas Cross Barred Red shew the proposed Blocks of buildings.

THE ARTIZANS AND LABOURERS DWELLINGS IMPROVEMENT ACT 1875

METROPOLIS (WHITECHAPEL & LIMEHOUSE) IMPROVEMENT SCHEME.

COUNTY OF MIDDLESEX

PLAN C.

Plan shewing arrangement of Eastern half of scheme as modified by the consent of the Secretary of State and carried out by the Peabody Trustees.



I N D E X

TO THE

R E P O R T

FROM THE

S E L E C T C O M M I T T E E

O N

ARTIZANS' AND LABOURERS'
DWELLINGS IMPROVEMENT.

*Ordered, by The House of Commons, to be Printed,
2 August 1881.*

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Several other areas officially represented by Dr. Whitmore but not taken up by the Metropolitan Board ; advantage if these could be dealt with under Mr. Torrens' Act, 2325-2335—Difficulty under this Act through the reports of the medical officers being referred to the surveyor, who may propose alterations to be carried out by the owners, without the mischief being really removed ; instance of this in Marylebone, 2331-2335. 2448-2454—Very bad sanitary condition of some houses in Charles-street, Lisson Grove, reported on by witness ; difficulty in this case through the surveyor not agreeing with witness that the houses should be pulled down, 2331-2335. 2344-2351. 2377-2384.

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Value attached to the Act of 1875 when large areas require to be dealt with ; approval at the same time of landlords being forced to repair in individual cases, 2368-2376—Displacement of about 600 or 700 people by the scheme recommended for Marylebone ; room for these without overcrowding in other parts of the parish, 2385-2392—Great advantage if the people in the condemned area could live in the suburbs and come to their work by cheap trains ; decided benefit as to health, the only difficulty being the expense, 2397-2403. 2434-2441. 2455-2463.

Salutary operation of the Peabody Buildings as regards both health and morality, 2404, 2405—Approval of shops on the ground floor of artisans' dwellings, 2406, 2407—Further particulars relative to the several areas officially represented in Marylebone, the condition of the houses, and the effect as regards health, 2408-2426.

Grounds for the conclusion that Mr. Torrens' Act is exceeding useful for dealing with cases of individual houses in bad sanitary condition, as in Marylebone ; expediency however of some amendment of the Act, 2442-2454—Value of the Artizans' Dwellings Acts for the clearance of large areas, as providing for the re-housing of the people displaced, 2446.

Bowman's Buildings. See *Marylebone*.

Breach of Covenant. Explanation in connection with the more favourable condition as to breach of covenant in the case of sales by the Metropolitan Board to the Peabody Trustees than when land was put up to auction, *Richardson* 5529-5538.

Bricklayers' Labourers. Opinion that bricklayers' labourers might be removed to a distance of two or three miles from their work ; this does not apply to skilled labourers, *Nichols* 3546-3556.

Brown Bear Alley. See *Limehouse*. Rents.

C.

Carrington Mews (Piccadilly). See *Metropolitan Association for Improving the Dwellings of the Industrious Classes*.

Central Market. Loss of nearly 80 per cent of the total outlay in providing a Central Market in London, *Vigers* 4597, 4598.

Charles-street (Lisson Grove). Very bad sanitary condition of some houses in Charles-street, Lisson Grove, reported on by witness; difficulty in this case through the surveyor not agreeing with witness that the houses should be pulled down, *Blyth* 2331-2335. 2344-2351. 2377-2384.

CITY OF LONDON (GOLDEN-LANE AND PETTICOAT-SQUARE):

Statement that within the City lodging accommodation has within the last few years ceased to exist; diminution from this cause of the population of the City to the extent of 50 per cent, *Pavy* 1382-1387.

Opinion that the Golden-lane area is worth about 2 s. a foot for commercial buildings, and that artisans' dwellings should not be provided there, *Nichols* 3161-3168—Comment upon the objection by the shopkeepers in the Petticoat-lane locality which induced the Corporation not to carry out a scheme proposed by the Home Office in connection with the Golden-lane area; approval of such scheme, *ib.* 3169-3176.

Reference to the City scheme as displacing many persons dependent upon local charities, *Nichols* 3324, 3325. 3335, 3336—Explanation as to the cost per foot in the case of the Golden-lane area and the Bedfordbury area, respectively; value of the former site for commercial purposes, *ib.* 3474-3492.

Only one scheme under the Act of 1875 has hitherto been put in operation in the City, comprising the areas of Golden-lane and Petticoat-square, *Ashby* 3684, 3685—Area of 47,938 feet comprised in the Golden-lane site, this having been entirely cleared, and the compensation paid, *ib.* 3690, 3691. 3697-3699.

Area of 63,128 feet in the Petticoat-square site, this site having also been cleared, *Ashby* 3691. 3694—Former occupation of the latter area chiefly by Jew dealers; poor class of Irish dealers also in this locality, *ib.* 3692, 3693. 3780-3782—Varying pursuits of the working and trading classes who occupied the Golden-lane site, there having been some very bad characters in this area, *ib.* 3695-3697. 3702, 3703. 3786-3789. 3901.

Arrangement of the Commissioners of Sewers with the Bank of England for a loan of about 240,000 £, at 4 per cent. whereby the areas in question have been dealt with, *Ashby* 3700, 3701. 3793-3797.

Removal of the Golden-lane people to Tottenham, Camberwell, and other localities, *Ashby* 3702. 3783-3789. 3863—Different localities to which the Petticoat-lane people have gone: expected return of many of these if suitable buildings were available for them, *ib.* 3704, 3705. 3864, 3865. 3902.

Reference to a memorial from the Commissioners of Sewers to the Home Secretary in November 1879, proposing to build on an alternative site near the Islington Cattle Market, instead of on the cleared areas, *Ashby* 3706-3711—Difficulty in connection with the question of poor rate, but for which the Home Secretary would have approved the foregoing proposal, *ib.* 3712-3715.

Petition from local tradesmen in Houndsditch, Minories, &c., in the beginning of 1880 in favour of the Petticoat-lane people being brought back again to improved dwellings on the same area, instead of alternative buildings being provided elsewhere; character of this opposition considered, the result being that the alternative scheme was withdrawn, *Ashby* 3715-3719. 3790-3792. 3801-3808. 3828-3836. 3881-3884.

Heavy pecuniary burden upon the ratepayers through the large outlay involved, and the interest thereon, whilst nothing is being received in respect of the cleared property and the offers made to the Commissioners of Sewers for its rental are altogether inadequate, *Ashby* 3720. 3725-3738. 3776-3779. 3841-3846. 3903.

Modifications made, with the approval of the Secretary of State, in the arrangement of the sites and the form of the buildings to be erected, *Ashby* 3721-3724—Consideration of the question of using the ground floor and basement of the proposed new buildings for shops and commercial purposes; pecuniary advantage thereby as regards return for the large outlay incurred, *ib.* 3739-3779. 3837-3840—Plan submitted to the Home Secretary for an extra storey on the building on the Petticoat-square site, with shops on the ground floor; objection thereto, probably on the former ground, *ib.* 3743-3748. 3757-3764.

Desire of the Commissioners of Sewers to be relieved not only from the restrictions as to shops but as to the class of occupiers of the buildings, and as to the numbers to be reinstated in lieu of those displaced; dead-lock at present, *Ashby* 3749-3766. 3778. 3809-3815. 3911—Inadequate return for the large outlay incurred even if shops were permitted, or if the sites could be partly or wholly used for warehouses, *ib.* 3767-3779. 3798-3802. 3885.

Very few available dwellings to let in the central parts of the City for the working classes, *Ashby* 3820-3826—Several bad properties in the City which have been removed or put into proper repair, though they were surveyed with a view to an improvement scheme under the Act of 1875; *ib.* 3887-3896—Approval by the Home Secretary of the conditions under which the cleared areas were proposed to be let, *ib.* 3910-3912.

CITY OF LONDON (GOLDEN-LANE AND PETTICOAT-SQUARE)—continued.

Belief that no restrictive conditions have been imposed on sites by the City authorities; circumstance of witness' association not having applied for any land within the City, *Gatliff* 4161-4170.

Conditions of the City authority (the Commissioners of Sewers) for letting building plots; also form of tender for a building lease, *App.* 302-309.

See also *Farringdon Road.* *Torrens' Acts.*

CLERKENWELL :

Official representation made by witness (as medical officer of health for Clerkenwell), under the Act of 1875, the area in question comprising about 200 houses, those in Turnmill-street-court and other courts being of a most miserable and unhealthy character, *Griffith* 1531-1538. 1547-1559. 1698-1703 — Occupation of these houses chiefly by thieves and costermongers; large number of the latter, *ib.* 1540-1542 — Grounds for concluding that the displacement of the costermongers did not cause them much inconvenience, *ib.* 1543, 1544. 1584-1592. 1649-1657. 1725-1729. 1874-1879.

Rents of from 2 s. to 3 s. a week paid for the houses in this area; excessively crowded and insanitary character of the accommodation, *Griffith* 1545-1554. 1631, 1632 — Very bad health of the locality, *ib.* 1556-1559 — Adoption of the Pear-tree-court part of witness' scheme by the Metropolitan Board, comprising about sixty houses, *ib.* 1560-1568.

Examination in detail relative to the different areas and places officially represented by witness to the Metropolitan Board under the Act of 1875; explanation hereon as to his not having asked the vestry to deal with some small lots of houses under Mr. Torrens' Acts, *Griffith* 1606 *et seq.*; 1698-1709. 1744 *et seq.*; 1828-1846. 1893 — With the exception of some small places all those reported upon by witness have been swept away; several small lots of houses proposed for further representation, *ib.* 1703-1718.

Decided benefit, socially and physically, by the removal of the courts, &c., and the provision of improved dwellings, *Griffith* 1725-1729. 1802-1810 — Frightful degradation of the people in the Turnmill-street-courts; better class in some of the smaller courts where the people are not crowded, *ib.* 1741-1743.

Further evidence as to the action taken in Clerkenwell under the Torrens' Act of 1868, and the difficulties experienced; reason for the vestry not applying the Amendment Act of 1879, but looking instead to the Metropolitan Board, to undertake the required improvements, *Griffith* 1744 *et seq.*; 1828-1846. 1904-1908 — Increase made by witness, at the suggestion of the Metropolitan Board, in the area of his scheme, which included Pear-tree-court, *ib.* 1893. 1898 — There are no Peabody buildings in Clerkenwell, *ib.* 1895-1897.

Very cheap rate at which some land at Clerkenwell was bought by the City some years ago, *Nichols* 3582-3587 — Area of 45,560 feet in the site at Pear-tree-court, Clerkenwell, bought at 5 d. a foot, *Vigers* 3598.

Copy of official representation made to the Metropolitan Board of Works by the medical officer of health for Clerkenwell, dated 10th November 1875, as to the unfitness of certain houses, courts, and alleys for habitation, *App.* 265.

Further representation by the medical officer of health, dated 4th November 1876, as to certain houses being unhealthy and unfit for habitation, *App.* 266.

See also *Corporation Buildings.* *Model Dwellings.* *Torrens' Acts.*

Closing and Demolition of Insanitary Houses. Expediency of giving the Metropolitan Board the power of closing a house in a represented area which is in an insanitary condition, *Rogers* 186-193; *Lovett* 1183, 1184 — Evidence in favour of power in the arbitrator to close insanitary and dilapidated houses, without compensation save for the land and materials, *Rodwell* 4910-4918. 4980. 5152.

Concurrence in the view that there should be power to close insanitary and dilapidated houses without compensation; suggestions as to the procedure on this point, *Richardson* 5279. 5456-5474. 5639-5647. 5673. 5732-5735 — Initiatory step proposed to be taken by the medical officer of the district before action by the Metropolitan Board of Works in the removal of "slums"; contemplated closing of dilapidated and insanitary houses, *ib.* 5630-5632. 5708-5713. 5719-5724 — Power now provided for the summary closing of insanitary houses by the Board, with the consent of the Home Secretary, *ib.* 5717, 5718.

Recommendation by the Committee that for the purpose of facilitating sales, and the completion of the schemes already sanctioned by Parliament, the confirming authority, if

Closing and Demolition of Insanitary Houses—continued.

so pleased, may safely allow the immediate demolition of any houses closed by the local authority, *Rep.* iii.

See also *Compensation. Dilapidated and Insanitary Houses. Metropolitan Board of Works. Secretary of State. 'Torrens' Acts.*

Commercial-street (Whitechapel). Question whether in 1878 the ground rents of artisans' dwellings in Commercial-street, Whitechapel, did not realise a better price than has of late been obtained by the Metropolitan Board, *Richardson* 5348-5357.

COMPENSATION :

1. *Working of the present System as to the Compensation of Owners and Occupiers when Houses are taken as being Insanitary and Unfit for Habitation.*

2. *Various Suggestions for an Amended System, with a view to the Reduction of the Cost.*

1. *Working of the present System as to the Compensation of Owners and Occupiers when Houses are taken as being Insanitary and Unfit for Habitation :*

Circumstances under which both owners and occupiers look for compensation in regard to which property is condemned under the Artizans' Dwellings Act, as unfit for habitation, *Tidy* 650—Concurrence of evidence as to the excessive cost under the present system of purchase and compensation, *Lovett* 1166-1168; *Ashby* 3816-3819. 3841-3846. 3887-3900.

Compliance, in witness' experience, with the provision in the Act of 1875 as to the extra ten per cent. in cases of compulsory purchase not being recoverable in respect of houses in unhealthy areas, *Nichols* 3094-3100—Diminished compensation under the section in the Act of 1879 providing that when any premises are a nuisance the cost of abating such nuisance shall be deducted from the compensation, *ib.* 3101—Great difficulty in determining whether a house has been a nuisance, *ib.* 3102.

Explanation with further reference to the conditions and circumstances under which the claim to ten per cent. extra for compulsory purchase is decided; considerable difficulty and hardship in some cases, *Nichols* 3207-3223. 3247-3252—Frequent resort of owners to juries; doubt whether the latter have on the whole awarded more or less than the amount claimed, *ib.* 3242-3246.

Information as to the compensation awarded to those displaced under the City scheme; liability to abuse on this score, *Ashby* 3866-3869. 3896-3900. 3904-3907—Amended arrangement under the 3rd section of the Act of 1879 as to compensation in certain cases, *Vigers* 4272-4279—Grounds for the conclusion that the sums given by the Metropolitan Board for the property pulled down are much higher than the sums given on private sale, *ib.* 4513-4518.

Explanations in detail as to the procedure of witness, as arbitrator in certain schemes under the Act of 1875; *Rodwell* 4847 *et seq.*—Inquiry by witness, as arbitrator, as to the income tax paid in cases of large claims, the claimants however very rarely having any income tax return; representation by witness to the Treasury on this point, *ib.* 4860. 5120-5128—Comparatively easy matter in settling with the freeholders and leaseholders, though the amount involved is large, *ib.* 4893. 4894.

Particulars relative to the claims sent in by weekly, monthly, and yearly tenants in the Goulston-street scheme, and the excessive amount thereof as compared with the amount awarded; great trouble given by this class of claims, *Rodwell* 4894, 4895. 5120-5128—Practice of witness in giving the weekly or monthly tenants, who were mere labourers, a small sum on removal, such as 1 *l.*, or 2 *l.*; satisfaction of the tenants with the amounts awarded, *ib.* 4894, 4895. 4983, 4984. 5082, 5083. 5012-5016. 5151.

Special difficulty in dealing with those cases in which there are trade profits, considerable profits being sometimes made where the weekly rent is very small; particulars as to witness' action in this class of cases, *Rodwell* 4900-4907. 5120-5128—Instances of collusion, or suspected collusion, between owner and occupier; check suggested, *ib.* 4928, 4929. 5045-5048.

Further statement as to the data by which witness has been guided in awarding compensation to small traders displaced, many of these claims being greatly exaggerated, *Rodwell* 4957-4968—Exaggerated claims by traders who keep books or accounts, many of these claims being manufactured by agents, *ib.* 4957-4960. 5120. 5143, 5144.

Conclusion arrived at by the Metropolitan Board that they could do better themselves by dealing with the larger claims, and leaving the weekly tenants' claims to the arbitrators; the latter have in fact always been so dealt with, *Richardson* 5178—Explanations in connection

COMPENSATION—continued.

1. *Working of the present System as to the Compensation, &c.*—continued.

connection with the provisions in the Act of 1875 upon the subject of valuation and compensation; regard had to the state of repair of the buildings, *Richardson* 5179-5182.

Increased compensation by reason of the right of the owner to put the property into a sanitary state of repair, during the preparation of the scheme, *Richardson* 5182-5185 —Unsatisfactory operation of the Act of 1875 as regards the amount of compensation paid under it; injury to the public thereby, *ib.* 5281, 5282.

Data for the conclusion that the Amendment Act of 1879 has not been of much benefit as regards the amount of compensation, *Richardson* 5728-5731—Hardship in the Board being compelled to compensate traders displaced, and at the same time to find room for the entire number of people displaced, *ib.* 5824-5826—Opinion that the tenants are entitled to fair compensation although the houses may be insanitary, *ib.* 5738-5742.

2. *Various Suggestions for an Amended System, with a view to a Reduction of the Cost:*

Approval of the Metropolitan Board of Works being empowered to deal with such cases as now come within the powers of the vestries; opinion that by this means the compensation as now awarded by the arbitrator to the owners would be much less, *Rogers* 186-193—Argument that the only value of the property in the schemes in Whitechapel is the value of the ground; inexpediency, for this reason, of allowing any compensation to the landlord for taking down the houses, as being dilapidated and insanitary, *Liddle* 358-361. 484-486. 540-542.

Decided opinion that compensation should not be paid to landlords of houses which are undoubtedly in an insanitary condition; argument that the landlord should not have a premium for keeping his houses in bad order, *Lovett* 1107-1111. 1138, 1139—Statement that under Mr. Torrens' Act the owner only gets the money received for the materials beyond the expense of pulling down; opinion that a house will possess a selling value whether it be insanitary or not, and no matter in what place it may be situated, *Pavy* 1238, 1239. 1251-1261.

Proposal that, as in school board cases, the sheriff should conduct the trial when the parties go to a jury, *Nichols* 3119-3121—Evidence as to the amendment desirable on the score of compensation; extortionate rents on which based, *Vigers* 4283. 4492-4496—Expediency of the ten per cent. additional being given in those cases only in which the property has been kept in proper repair, *ib.* 4283—Proposed restriction as to the compensation to be given for dilapidated property, *Moore* 4674

Suggestion that the Act of Parliament might provide as to yearly, monthly, or weekly tenants receiving a certain amount of rent for meeting the expenses of removal; avoidance of much complication and expense by this means, *Rodwell* 4895-4899. 5012-5016. 5117-5119 —Grounds for the proposal that there should be power in the arbitrator to close houses in an insanitary and dilapidated condition, and that no compensation should be given, the owner receiving only the value of the land and material, *ib.* 4910-4918. 4980. 5152.

Suggestions as to the mode of arriving at the value of the land and materials in different localities if, in the case of dilapidated and unhealthy tenements, this value only were to carry compensation, *Rodwell* 4985-4987—Approval of notice that dilapidated buildings must be put into proper repair before they are demolished without compensation, *ib.* 5030-5033.

Consideration of the provision in Mr. Torrens' Act as to compensation to owners of insanitary houses pulled down; witness further submits that the value of the land and materials should alone be given, and that middlemen should receive no compensation, *Rodwell* 5058-5071. 5078, 5079—Speculative character of large numbers of the claims now made; check if there were an official and permanent arbitrator, *ib.* 5076, 5077. 5120. 5143, 5144—Reduced expense by the Metropolitan Board settling as many claims as possible, *ib.* 5137, 5138.

Revised regulations suggested in the matter of compensation, *Richardson* 5279. 5294. —Concurrence in Mr. Rodwell's opinion that no compensation should be given to owners in the case of dilapidated and insanitary houses, *ib.* 5279—Great difference of opinion between valuers as to the amount of compensation; conclusion as to the expediency of going before a jury in large cases, *ib.* 5303—Expediency of the question of compensation being dealt with under the Lands Clauses Act, irrespectively of any restrictions as to replacement, *ib.* 5326, 5327.

Advocacy of power in the Metropolitan Board and local authorities to destroy insanitary buildings, without compensation, leaving it to the owners or others to rebuild in a sanitary manner, *Richardson* 5456-5474. 5639-5647. 5673—Check desirable upon re-occupation and upon claims for re-compensation after compensation has once been given, *ib.* 5714-5716.

COMPENSATION—continued.2. *Various Suggestions for an Amended System, &c.*—continued.

Statement in further support of the view that the only compensation for houses unfit for human habitation should be the value represented by the materials and land, *Richardson* 5732-5735—Expediency of compensation under the Lands Clauses Act when habitable and well-maintained dwellings are taken, *ib.* 5736, 5737.

See also *Appeals. Arbitration. Cost. Costs. Metropolitan Board of Works. Owners.*

Compulsory Purchase. See *Compensation.*

Conditions of Sale or Lease. Conditions of letting in the case of freehold building sites, as proposed to be sold by public auction, for artisans' dwellings in Whitechapel, *App.* 325-330—Form of lease in connection with the foregoing conditions, *ib.* 331-333.

Recommendation by the Committee that the local authority should give every facility to purchasers by simplifying conditions of sale and otherwise, and should do all in their power to promote sales by public competition and otherwise, for the purposes of the Act, *Rep.* iv.

See also *Breach of Covenant. Metropolitan Board of Works.*

Corner, Francis Mead. (Analysis of his Evidence.)—Witness has been medical officer of the Poplar District for three or four years, having succeeded Mr. Ellison, 2093-2095—Official representation made to the Metropolitan Board by Mr. Ellison in March 1876; particulars as to the area in this scheme, and the pressing need of dealing with the courts and alleys, and the small and insanitary houses proposed to be removed, 2095-2100. 2110-2116. 2126-2130. 2256-2262—Delay on the part of the Board in taking action, so that witness sent in a second representation for the same area in November 1878; amended scheme eventually adopted by the Board, 2100-2109. 2133-2140. 2149-2156.

Total of 208 houses, with a population of 1,115 persons, included in witness' scheme; very small size of the rooms, which are greatly overcrowded, there being a lack of light and ventilation, 2110. 2126-2132. 2189-2193. 2231—Employment of these people chiefly as dock labourers; grounds for concluding that they might with great advantage live in the suburbs, such as Canning Town or East Ham, and that they would have facilities for getting to and from the docks without pecuniary loss on the whole, 2117-2120. 2174-2181. 2194-2198. 2204-2213. 2218-2221. 2237-2243. 2263-2266.

Very low state of health and high death-rate of the area in question; large reduction of death-rate between 1875 and 1878, owing to the removal of infectious cases of outdoor paupers, 2121-2126. 2157-2168. 2199-2201. 2232, 2233—Average of 1 s. 6 d. a week as the rent per room, 2131. 2230—Satisfactory operation of Mr. Torrens' Act in the Poplar District; there have been no proceedings under the Amendment Act of 1879; 2141-2148—Very low and disorderly character of the condemned area, 2168, 2169.

Statement that none of the condemned houses have yet been removed; tendency of the houses to get from bad to worse since the first representation in 1876; 2170-2173. 2182, 2183. 2234-2236. 2244-2246. 2256-2262—Several small areas requiring to be dealt with in order to make the sanitary condition of the district satisfactory, 2184-2188.

Room for accommodating, in blocks of improved dwellings, a much larger number of people than will be displaced from the condemned area, 2224-2226—Objection to the great height of some of the new buildings, though on the whole they are a great sanitary benefit, 2227-2229.

Difficulty in compelling the owners of small and old houses in Poplar to keep them in proper repair; recent closing of some wretched houses at the instance of the local authority, 2244-2255. 2260—Great variation in the weekly earnings of dock labourers, 2263-2265.

Corporation Buildings (Clerkenwell). Objection to Corporation Buildings, in Clerkenwell, on account of their great height; advantage as regards sanitary arrangements in each tenement having a separate water-closet, *Griffith* 1668-1691.

COST (ACTS OF 1875 AND 1879):

Enormous cost of the Great Wild-street and the Little Coram-street schemes, as undertaken by the Metropolitan Board of Works under the Act of 1875, *Lovett* 1166-1168—Question considered as to the large cost incurred by the Metropolitan Board in closing the houses in the three schemes in St. George-the-Martyr, without its being feasible to clear them away and let the land for other buildings; gain in health on the other hand through the larger open spaces than formerly, *Waterworth* 2965-2983. 2992-3001.

Extent to which the cost of schemes might be diminished if the Metropolitan Board had power to close houses, as being insanitary or out of repair, before going to the arbitrator, *Nichols* 3232-3239—Reduced cost under the Act of 1879, *ib.* 3431-3433—Consideration of suggestions for improving a certain area (5 a) by taking part of the property,

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property, so as to avoid the expense of taking it all, *Nichols* 3508-3518—Conclusion as to the cost of the open spaces and widened streets being necessarily part of the schemes, *ib.* 3533-3536.

Explanation showing that the loss nominally incurred by the Metropolitan Board after clearing the six sites, and after sale to the Peabody Trustees, is liable to large reduction in view of the gain in the shape of street improvements, &c., *Vigers* 3669-3679.

Excessively costly result in clearing areas under the Act of 1875, and under the system of arbitration; check thereby to further proceedings under the Act in the City, *Ashby* 3756. 3816-3819. 3841-3846. 3887-3900—Illustration of the extreme costliness of the work of buying up the houses, clearing the sites, and compensating the occupiers and owners, *ib.* 3756. 3844-3846. 3900—Grounds for strongly objecting to tendering for land; approval on the other hand of bidding at public auction, *ib.* 4582-4586. 4599-4603.

Evidence in support of the conclusion that, the Metropolitan Board being given destructive powers, the Artizans' Dwellings Acts should be repealed, as involving great and needless cost, *Richardson* 5269-5278. 5290-5294. 5449-5462. 5719-5727. 5744—Estimated realisation of 54,000 *l.* from the Whitechapel and Limehouse area, if the Board could have let it for commercial purposes, whereas the Peabody Trustees gave only 10,000 *l.* for this site; heavy charge this imposed upon the rates without any advantage to any class of persons, *ib.* 5274.

Admission that if twenty-eight instead of twenty years' purchase had been exacted from the Peabody Trustees, and if 4½ *d.* per foot had been obtained, the Board would have realised twice as much as the trustees paid for the sites in question, *Richardson* 5566-5572—Relative cost entailed by operations under the Improvement Acts, and by those under the Artizans' Dwellings Acts; admission as to the sanitary benefits from the latter Acts, the only question being whether the cost is not extravagant, *ib.* 5600-5604.

Concurrence in a suggestion that the cost of the removal of "slums" might be borne equally between the local authority and the Metropolitan Board, as in the case of local improvements, *Richardson* 5637, 5638.

<i>See also Arbitration.</i>	<i>City of London.</i>	<i>Compensation.</i>	<i>Costs.</i>	<i>Displacement and Replacement of Population.</i>
<i>Trust.</i>	<i>Rates and Ratepayers.</i>	<i>Shops.</i>	<i>Sites.</i>	<i>Warehouses.</i>
				<i>Whitechapel.</i>

Cost (Improved Dwellings). Estimate of about 70 *l.* as the cost per room in block buildings for a labourer's family; about equal cost in London and in the country, *Nichols* 3363-3367. 3457-3460—Estimate of 75 *l.* as the total cost of each room in the Peabody Buildings, *Vigers* 3659—Enhanced cost of buildings when carried out by public bodies, *Ashby* 3827.

Great increase in the cost of building in London since 1849, *Gatliff* 4035. 4076-4079—The cost per room in the case of 'witness' association is now 61 *l.*, as against 41 *l.* about thirty years ago, *ib.* 4035. 4076—Much less cost of building per room at Beckenham than in London, *ib.* 4033-4038.

Belief that at a rent of 6 *d.* per foot, buildings erected by commercial associations may be made to pay, *Vigers* 4254, 4255.

Costermongers. Unsuitability of model lodging-houses for the accommodation of costermongers and people of that class, *Pavy* 1416, 1417—Conclusion that the displacement of the costermonger class from certain parts of Clerkenwell did not cause them much inconvenience; different localities to which they went, *Griffith* 1543, 1544. 1584-1592. 1649-1657. 1725-1729. 1874-1879—Practice of the costermongers as to stacking their barrows and vegetables in the courts, the fruit being sometimes kept under their beds; instances of the donkeys occupying the parlours, *ib.* 1847, 1848.

Non-provision of accommodation in the Peabody Buildings for costermongers and their barrows, *Griffith* 1849. 1850—Removal of the costermongers into houses whence the tenants remove into the Peabody and similar buildings; great difficulty in improving this class either morally or in a sanitary sense, *ib.* 1851-1856—Difficulty as to the accommodation of the displaced costermongers and others in the Peabody Buildings; question whether the rents are not too high, *Skegg* 1985-1994.

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DISPLACEMENT AND REPLACEMENT OF POPULATION :

1. *Object and Operation of the Act of 1875, as regards Local Accommodation of the People displaced by the Clearance of any Area.*
2. *Extent to which Important that those Displaced should be re-housed in the same Locality, or in the immediate Vicinity of their Work.*
3. *Question of Replacing the same Number Displaced; Expediency of Relaxation of the Restrictions on this Point.*
4. *Question as to the Metropolitan Board not applying to the Home Secretary, under the Act of 1879, for Relaxation of Restrictions.*
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5. *Relaxation suggested by the Committee :*

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Gardener, Charles. (Analysis of his Evidence.)—Invitation to the people who lived in the former houses on the site now occupied by the Peabody Buildings in Glasshouse-street to take rooms in the buildings; comparatively few families who have come in, the rules being objected to, 3008-3013—The lowest rent for a single room is 3 s. a week, 3011—Witness submits a copy of the rules, 3013.

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Excessive death-rate in the Great Wild-street area as compared with that for the whole district; statistical statement of the death-rate from 1858 to 1879; *Lovett* 751. 807. 813-818. 854-857. 880-887. 927. 972, 973—Historical character possessed by many of the courts and houses in the Wild-street district, *ib.* 755—Grounds for the opinion that no scheme except that prescribed by the Act of 1875 would be of service in this area, *ib.* 756-759.

Effect of the vicinity of the Peabody Buildings in increasing the value of property in the neighbourhood of Wild-street, *Nichols* 3261-3264—Area of 63,360 feet in the Great Wild-street site, bought at 5*s.* a foot, *ib.* 3598.

Letter from the medical officer of health for the St. Giles' district to the Metropolitan Board of Works, dated 1st December 1875, submitting a report upon the Great Wild-street property, as an area proposed to be dealt with under the Artizans' Dwellings Act of 1875; *App.* 252-254.

Griffith, Dr. John William. (Analysis of his Evidence.)—Witness has been medical officer of health for Clerkenwell since 1856; 1531-1533—Official representation made by witness under the Act of 1875; the area in question, comprising about 200 houses, those in Turnmill-street-court and other courts being of a most miserable and unhealthy character, 1531-1538. 1547-1559. 1698-1703—Occupation of these houses chiefly by thieves and costermongers; large number of the latter, 1540-1542—Conclusion that the displacement of the costermonger class did not cause them much inconvenience; different localities to which they went, 1543, 1544. 1584-1592. 1649-1657. 1725-1729. 1874-1879.

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Large provision of improved artizans' dwellings in Clerkenwell; comparatively high rents charged for some of the rooms, the tenants being a better class than those displaced by

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Further particulars relative to the several areas officially represented in Marylebone, the condition of the houses and the effect as regards health, *Blyth* 2408-2426.

Official representations made to the Metropolitan Board of Works by the medical officer of health for the parish of St. Marylebone, dated 12th August 1875, and 7th November 1877, respecting certain areas in the parish for which improvement schemes are required, *App.* 280, 281.

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Medical Officers of Health. Satisfaction on the part of the medical officers of parishes with the way in which the large areas have been dealt with by the Metropolitan Board under the Act of 1875; *Nichols* 3527.—See also *Torrens' Acts*.

METROPOLITAN ASSOCIATION FOR IMPROVING THE DWELLINGS OF THE INDUSTRIOUS CLASSES:

Accommodation provided by the association for about 6,000 persons, composed of about 200 different classes, *Gatliff* 3922-3924. 3927.—Varying rents, from 2 s. 6 d. a week for a single room up to 9 s. for three or four rooms, *ib.* 3925, 3926.—Inquiry is not made as to the wages of the tenants, but the earnings in some cases are probably not more than from 15 s. to 20 s. a week, exclusive of any earnings of the wives and children, *ib.* 3928-3931.

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List of occupations of tenants of the association, *App.* 286—Analysis of occupations of 1,228 tenants of the association, together with the weekly rents, and the distance they reside from their work, *ib.* 342-344.

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METROPOLITAN BOARD OF WORKS:

1. *Action of the Board under the Artizans' Dwellings Acts.*
2. *Conditions and Restrictions imposed by the Board in connection with Sites for Artizans' Dwellings.*
3. *Suggestions for increasing the Powers of the Board in connection with the Acts.*
4. *Views of the Board as to the expediency of Repealing the Acts, and substituting Amended Regulations.*

1. *Action of the Board under the Artizans' Dwellings Acts:*

Long delay on the part of the Metropolitan Board in dealing with witness' schemes in Clerkenwell, save that which comprised Pear-tree-court, *Griffith* 1866-1871.

Opinion as to the Metropolitan Board being bound to sell or let the cleared areas, and as to the inexpediency of holding the land long in hand in hope of improved prices being realised, *Vigers* 4385-4387. 4398-4406—Result of witness' experience that it is a very great mistake for the Metropolitan Board to put up land by tender; objections of the Peabody Trustees to tender for any of the sites required, *ib.* 4387-4397. 4407-4412.

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Representations of a general character made by the Board to the Home Secretary that large numbers of houses were being built at Deptford and elsewhere for the artizan classes, which might meet the wants of those displaced in the more central parts of London; unwillingness of the Home Office to fall in with this view, *Richardson* 5614-5624.

Circumstance of witness having no cognisance of a letter from the Home Secretary dated 12th November 1879, explaining that he was empowered to relax the restriction as to replacement within the area or in its immediate vicinity; explanation as to application not having yet been made to the Home Secretary for such relaxation, *Richardson* 5756-5787—Illustration of the prompt action of the Board in carrying out the Act of 1875; *ib.* 5830, 5831.

2. *Conditions and Restrictions imposed by the Board in connection with Sites for Artizans' Dwellings:*

Examination as to witness' grounds for objecting to certain conditions and restrictions imposed by the Metropolitan Board in the case of land offered to be let by them as sites for buildings under the Artizans' Dwellings Acts, *Gatliff* 3992-4006. 4047-4062. 4081-4104. 4172-4197—Further objection to the restrictions imposed by the Board; question hereon as to these having been revised by the Home Secretary, *ib.* 4151-4160. 4172-4197.

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2. *Conditions and Restrictions imposed by the Board, &c.*—continued.

Statement to the effect that the Peabody trustees have no reason to complain of the conditions imposed by the Metropolitan Board in connection with sites; opinion that the revised conditions, as approved by the Secretary of State, are very fair, *Vigers* 4264-4270. 4344-4358—Further reference to the conditions imposed by the Metropolitan Board; copy of the agreements between the Peabody Trustees and the Board in 1868 laid before the Committee, *ib.* 4507-4512—Explanations with reference to the conditions imposed by the Board as to plans, &c., witnesses not raising any objection thereto, *ib.* 4519-4527—Explanation that the conditions in the agreements between the Peabody Trustees and the Metropolitan Board are binding for ever, unless altered with the consent of the Secretary of State, *ib.* 4579-4581.

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3. *Suggestions for increasing the Powers of the Board in connection with the Acts:*

Opinion that the authority which has to deal with the whole area should have power, when necessary, to take down the houses altogether; absence of such power on the part of the Metropolitan Board of Works without first obtaining the permission of the Secretary of State, *Liddle* 270-274—Desirability of relieving the Board of minor details of small dilapidations and repairs; opinion that the Board should have only large areas to deal with, *ib.* 407-413. 429-435.

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Examination in reply to certain objections to the proposal that the Metropolitan Board should have power to acquire land in a second area for the housing of people driven out of an area condemned as being insanitary; suggestions as to the cause of action in such cases, *Nichols* 3184-3206. 3253-3260. 3419-3430.

Suggestions for the improvement by the Metropolitan Board of insanitary houses comprised in any scheme or area in conjunction with the acquisition of land outside the area for housing the people displaced, *Nichols* 3275-3282. 3424-3438.

Opinion that power may well be given to the Metropolitan Board to buy sites for the purpose of building on them after removal of the unhealthy tenements now standing; the expense to the ratepayers would be great, but, on the score of health, would be salutary, *Rodwell* 5095-5097. 5154, 5155.

4. *Views of the Board as to the expediency of Repealing the Acts, and substituting Amended Regulations:*

Evidence in explanation and support of the conclusion arrived at by the Metropolitan Board that the Acts of 1875 and 1879 should be repealed, and that in lieu thereof a new Bill should be introduced for the abatement of nuisances, *Richardson* 5269-5278. 5290-5294. 5811, 5812.

General feeling of the members of the Metropolitan Board strongly adverse to the condition in the Act of 1875 that the same number of the working classes must be rehoused on the spot whence they are disturbed; reasons submitted in support of this objection, *Richardson* 5269-5278.

Report by a sub-committee of the Board, dated 21st December 1880, which was forwarded to the Home Secretary, recommending the amendment or repeal of the Artizans Dwellings Acts, and the introduction of a new Bill for the abatement of nuisances in the metropolis; suggestions in detail by the sub-committee as to the amended system required, *Richardson* 5293, 5294—New regulations proposed on the part of the Board as to the clearance of insanitary areas, and their purchase by the Board, *ib.* 5294—Importance attached especially to the proposed Abatement of Nuisances Bill as materially relieving the Board from artizans' dwellings schemes, *ib.*

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Belief that witness expresses the opinion of the Board generally in proposing that the Board should be empowered to abate nuisances by removing them without being bound to provide for the re-housing of the people displaced by the pulling down of "slums;" question hereon as to this course being contrary to the directions of Parliament, *Richardson* 5456-5474. 5639-5647. 5673.

Explanations with further reference to the procedure proposed for the closing of bad or insanitary houses by the Metropolitan Board after representation by the local medical officers, *Richardson* 5630-5632. 5708-5713. 5719-5724.

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Metropolitan Streets Improvement Acts (1872 and 1877). Information relative to several plots or sites advertised by the Metropolitan Board to be sold under the Metropolitan Improvement Acts, together with the offers received and the rate per foot; different plots sold and amounts received, *Richardson* 5304-5319.

Difficulty under Section 33 of the Act of 1877, and block thereby to several improvement schemes, through the restriction against taking fifteen or more houses occupied by the working classes before satisfying the Secretary of State that sufficient accommodation has been provided elsewhere for the persons displaced, *Richardson* 5320-5326. 5333-5337—Dissent from a statement that certain railway companies have been put under the restriction in Section 33 of the Act of 1877 as to replacement when fifteen houses have been pulled down, *ib.* 5338-5344.

Examination with further reference to the action of the Board in refusing offers for certain plots under the Streets Improvement Acts of 1872 and 1877, and in still holding three-and-a-half plots acquired under the Act of 1872, on account of the inadequate offers received, *Richardson* 5408-5431—Question considered whether the restriction in Section 33 of the Act of 1877 was not imposed by Parliament because of the inoperativeness of the proviso in clause 49 of the Act of 1872, *ib.* 5431-5441.

Considerable number of the working classes displaced by the operations under the Streets Improvement Act of 1872; doubt as to much local overcrowding in consequence, *Richardson* 5594-5599.

Utilisation of six and-a-half blocks out of eleven under the Act of 1872, for artizans' dwellings; extent of delay in the matter, *Richardson* 5597. 5648-5657—Due compliance of the Metropolitan Board with the requirements of the Act of 1872 as to the provision of plots for artizans' dwellings, *ib.* 5695.

Further evidence relative to the purchase of several sites by the Metropolitan Board for the purpose of accommodating artizans displaced under the Act of 1872; large number of houses available for this purpose near the East London Railway, *Richardson* 5805-5810. 5819-5823—Great delay entailed by the requirement as to new houses being provided for the people displaced by every fifteen houses pulled down, *ib.* 5815, 5816.

Letter from the clerk of the Metropolitan Board to the Home Office, dated 20th February 1880, with reference to the question of the Board being released from some of the obligations imposed upon it by the 33rd section of the Metropolitan Street Improvements Act of 1877; *App.* 332, 333.

Middlemen. Great abuse through the system of middlemen and through assignments being made by the real owners to men of straw, *Vigers* 4492-4495. 4515—Large quantity of wretched tenements in the hands of middlemen, and in a very bad state of repair, *Rodwell* 4908, 4909.

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Model Dwellings. Strong approval of the large model dwelling houses which are being erected by the Peabody Trustees and others; grounds for considering these blocks of buildings to be conducive to health and regularity, *Lovett* 819-824. 835, 836. 893-906. 909. 952-954. 1093-1100.

Expediency of building a class of large houses of less accommodation and extent than the blocks of model dwellings, so as to give a tenant a single room instead of compelling him to take a suite of rooms; opinion that such a class of buildings could be satisfactorily managed from a sanitary point of view, *Pavy* 1326-1329.

Large provision of improved artizans' dwellings in Clerkenwell; comparatively high rents charged for some of the rooms, the tenants being a better class than those displaced

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by the pulling down of “slums,” *Griffith* 1591-1597. 1675-1686—Satisfactory accommodation in the improved dwellings erected in Lisson-street and elsewhere, *Blyth* 2319. 2427-2433.

Superior accommodation provided in the Peabody Buildings and in the dwellings erected by Sir Sydney Waterlow, as compared with the wants of large numbers of the people displaced under the improvement schemes, *Nichols* 3353-3356.

Large number of families and of individuals now housed by the different associations in operation under the Acts in London, *Gatliff* 4043, 4044.

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proved Industrial Dwellings Company. *Light.* *Metropolitan Association, &c.*
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Moore, James. (Analysis of his Evidence.)—Witness is secretary to the Improved Industrial Dwellings Company, 4618, 4619—Reference to a list of people in the company's buildings, there being 3,146 tenants, with 378 different occupations, 4620-4625. 4664—Grounds upon which witness' company felt precluded from tendering for any sites under the Act of 1875; that is, on account of the onerous conditions imposed by the Metropolitan Board of Works, 4626-4637. 4661-4663. 4815-4818.

Statement as to the site in Whitechapel having been sold to the Peabody Trustees at a lower price than that at which it was started at the auction by the auctioneer, 4638-4644—Witness' company has had no opportunity of tendering for any site under the Act of 1875, except the Whitechapel and Limehouse site, 4645. 4648. 4745-4750. 4815-4818—Sale of sites to the Peabody Trust at 3 *d.* per foot rental, without competition, 4646, 4647.

Higher prices, by 25 per cent., offered by witness' company for sites in Golden-lane and Petticoat-square than those given by the Peabody Trustees to the Metropolitan Board, 4648, 4649. 4750—Information in connection with different sites bought by the company, and the prices paid; average of 1½ *d.* per foot rental, 4650-4658. 4675-4678. 4751, 4752—Unduly high rent per room represented by the price paid by the Peabody Trustees, 4659-4663.

Limited extent to which the people displaced are re-housed by the company; necessity of excluding the more degraded classes displaced, as not admitting of profitable results, 4665. 4768, 4769. 4779-4789. 4837-4846—Comparatively low death-rate in the company's dwellings; great reduction as compared with surrounding districts, 4666-4669—Inquiry made as to the employment and habits of applicants for rooms, 4670, 4671—Less ready letting at the Bethnal Green property through the competition of speculative suburban buildings, 4672. 4699. 4700. 4706-4714. 4753. 4819-4822—Importance of a large extension of improved dwellings in the crowded parts of London, rather than in the suburbs, 4673. 4755, 4756.

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Statement as to the capital of the Improved Industrial Dwellings Company, and the dividends paid; financial success hitherto, there being a reserve of 41,000 *l.* after paying dividends of five per cent., 4679-4698. 4770-4778—Injurious competition of the Peabody Buildings with similar buildings erected by commercial companies, 4700-4705—Information as to the plan of the buildings erected by witness' company, and the arrangement as to staircases, water-closets, &c.; provision of some workshops in the case only of the Bethnal Green property, 4706-4711. 4715-4725. 4731. 4796-4801. 4831-4836.

Permission given to the tenants to sub-let, under supervision, 4726, 4727—Restriction as to the number of persons in each room, 4728, 4729—Character of the supervision exercised on each property, 4730—Limited extent to which suburban dwellings for artisans employed in London are likely to answer, 4732, 4733.

Particulars relative to some blocks of buildings erected by witness' company at Deptford and Greenwich; employment of the tenants chiefly in the neighbourhood, 4734-4741. 4753-4761—Wretched construction of some cottages put up by speculative builders between Deptford and London Bridge, 4753—Good earnings of the tenants of witness' company; exceptional instances of tenants above the artisan class, 4762-4767.

Comment upon the operation of the Peabody Trust as tending to pauperise the working classes of London; argument that it is the proper function of the trust to house the poorest of these classes, 4780-4786. 4790, 4791.

Further statement as to the average cost per room of the dwellings erected by witness' company, 4792-4795—Considerable height of some of the blocks, some being seven storeys high; the upper floors are often preferred by tenants, 4796, 4797. 4831-4834—Limited amount of contagious or zymotic diseases, 4798, 4799.

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Very inferior character of artizans' dwellings erected in the suburbs by private builders, 4802-4806. 4822-4830—Non-stringent character of the rules enforced by witness' company, 4807-4809—Gradual extension of the company's operations, 4810, 4811—Importance of the buildings being near the work of the tenants, 4812-4814.

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National Dwellings Company. Prices at which certain plots were let by the Metropolitan Board to the National Dwellings Company, and were afterwards sold to the company at twenty-five years' purchase, as offered by them, *Richardson* 5308-5316.

Nichols, Daniel Cubitt. (Analysis of his Evidence.)—Experience of witness for more than thirty years as an architect and surveyor in London; he was employed by the Home Office to hold the local inquiry upon the Whitechapel Improvement Scheme and upon other schemes presented by the Metropolitan Board under the Act of 1875; 3019-3029.

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Necessity of dealing with this area under the Act of 1875 and making a clean sweep of the wretched dwellings included in it; inadequacy of Mr. Torrens' Act in this case, *Rygate* 2512. 2541-2543—Comparatively small number of houses and small population comprised in the scheme which proposed to deal with London-terrace and Bowyer's-buildings, some of the houses being very bad; difficulty in dealing with these under Mr. Torrens' Act, *ib.* 2514-2529. 2553-2560—Rejection of the foregoing scheme by the Metropolitan Board, as being too small, *ib.* 2517.

Total of fifty-five houses, with a population of 254, comprised in the Victoria-place, &c., area; very bad condition of some of these houses, whilst some have been improved, *Rygate*

ST. GEORGE'S-IN-THE-EAST—continued.

Rygate 2530-2540 — Grounds for concluding that in the case of this area proceedings under Mr. Torrens' Act would not meet the difficulty, *ib.* 2544-2552.

Question considered as to the extent to which the increased death-rate in part of the parish is due to infectious diseases and other causes of a preventible nature, *Rygate* 2561-2585 — Improved arrangement required as regards outhouses and privies for many of the houses, *ib.* 2590. 2594-2597 — Readiness of lightermen and watermen to pay good rents for improved dwellings, *ib.* 2598-2601 — Means of obtaining space in the parish for improved dwellings; site available as cleared by the East London Railway, *ib.* 2602-2609. 2623, 2624. 2672-2681.

Over-population in the smaller houses generally in St.-George's in-the-East, whilst the houses rapidly go from bad to worse as regards sanitary condition, *Rygate* 2614-2622.

Evidence to the effect that the cost of clearing away unhealthy houses in St. George's-in-the-East, with a view to their being replaced by improved dwellings, should fall on the common fund rather than that proceedings should be taken in individual cases under Mr. Torrens' Act, *Rygate* 2624-2637.

Further explanation in reference to some houses in the London-terrace area closed under the Nuisances Removal Act as unfit for habitation, whilst certain other houses were improved and re-opened, *Rygate* 2634-2662. 2683-2695. 2699-2704.

Inability of witness to explain why the Metropolitan Board have not taken action in respect of the Salter's-alley Scheme, *Rygate* 2696-2698 — Advantage if there were some blocks of large buildings in the parish for lightermen and watermen, *ib.* 2724-2727.

Official representation made to the Metropolitan Board of Works by the medical officer of health for the parish of St. George's-in-the-East, dated 6th August 1880, respecting the excessively unhealthy condition of three areas in the parish, and the necessity of an improvement scheme, *App.* 282, 283.

See also *Displacement and Replacement of Population.* *Nuisances Removal Act.*

ST. GEORGE-THE-MARTYR (SOUTHWARK) :

In November 1876 the first representation under the Act of 1875 in this parish was made by Dr. Bateson, three schemes or areas having been submitted to the Metropolitan Board and taken up by them; number of houses closed in each area, *Waterworth* 2735-2742 — The Board have closed eighty houses in Mint-street, *ib.* 2737 — In Elizabeth-place eighty houses have been closed, *ib.* — In Gun-street forty houses have been closed, *ib.*

Excessively bad and insanitary condition of the houses in all three areas, so that the closing of the houses was essential, *Waterworth* 2743-2753. 2771-2776 — Considerable number of costermongers in these districts; extremely low class of occupiers in Mint-street more especially, *ib.* 2751, 2752. 2777-2784 — Precautions taken to prevent overcrowding, *ib.* 2754.

Very good rooms in the model dwellings; rents as compared with those formerly paid in Mint-street, *Waterworth* 2759-2771 — Very bad condition in which the condemned houses continued after representation had been made to the Metropolitan Board; they were, however, past repair, *ib.* 2825-2829 — Room in the new buildings on the site of the Queen's Bench Prison for all the persons displaced in the condemned areas, *ib.* 2923-2928.

Doubt as to its being much hardship to the costermongers, or to some of the labouring class, to move into other districts; means of employment in the parish, *Waterworth* 2830, 2831. 2847-2862. 2871-2878 — Very old houses in the parish; active part taken by Dr. Bateson and Mr. Randal in the way of repairs and rebuilding, *ib.* 2832-2843.

Further statement in confirmation of Dr. Bateson's representation under the Act of 1875; difficulty in showing the relative sickness and death-rate in the areas represented and in the rest of the parish, *Waterworth* 2879-2891. 2948-2951 — Absence of any undue delay on the part of the Metropolitan Board in dealing with the representations of witness' predecessor; cogent reasons for the action taken, *ib.* 2942-2951. 2984 — Belief that all the compensations to tenants have been settled, *ib.* 3000, 3001.

Final award on 25th February 1880 in the case of St. George-the-Martyr, Southwark; refusal in the meanwhile of the Home Secretary to sanction the demolition of houses on this area, *Richardson* 5520-5522 — Representation by the Metropolitan Board to the Home Secretary, dated 31st May 1881, as to the very bad sanitary condition of many houses in the area of St. George-the-Martyr, *ib.* 5522.

Further evidence in connection with the refusal of the Home Secretary to sanction the demolition of houses under the St. George-the-Martyr scheme; that is, until further progress had been made in the replacement of houses taken down under the Act of 1872; *Richardson* 5791-5804. 5813, 5814.

Report, 1881—*continued*.*ST. GEORGE-THE-MARTYR (SOUTHWARK)*—*continued*.

Official representations made to the Metropolitan Board of Works by the medical officer of health for this parish, dated October 1875, and 4th November 1876, respecting the very bad sanitary condition of certain areas in the parish, and the want of improvement schemes, *App.* 284.

ST. GILES':

Absence of difficulty with the St. Giles' Vestry in carrying out Mr. Torrens' Act; satisfactory manner in which the surveyor of the vestry has assisted in carrying out its provisions, *Lovett* 766, 767—Necessity for proceeding cautiously in the present state of the population in the St. Giles' district, *ib.* 768, 769—Hopeless character of the inhabitants of the district in regard to cleanliness and sanitary matters; conclusion that in dispossessing these people the parish is well rid of them, three-fourths of the inhabitants being vagrants and thieves, *ib.* 770-773. 835. 997-1003. 1012-1019. 1058, 1059. 1177-1182.

Table handed in showing the amount of sanitary work which has been done in the St. Giles' district during the last year; 10,000 visits and inspections of houses made during this period, *Lovett* 809-812—Migratory character of the population in the areas represented by witness; conclusion that no great hardship would be inflicted on the people by being obliged to seek houses elsewhere, *ib.* 799-804. 870-879. 941-948. 993-996. 1009. 1171-1173—Information in regard to the action of the Metropolitan Board of Works in the St. Giles' district; opinion that they have worked most energetically with reference to the schemes brought before them, *ib.* 825-834. 1159.

Scarcity of errand boys in the St. Giles' district owing to the existence of the Board schools, *Lovett* 946—Numerous instances in which artisans are out of regular work in the district, *ib.* 955-957—Projects undertaken in the St. Giles' district by Dr. Ross, witness' predecessor; stoppage of the proceedings by reason of the medical officer's death, and the surveyor's blindness, *ib.* 962-971. 1051-1055—Explanation that the two parishes of St. Giles' and St. George's, Bloomsbury, are united; the population of the former is double that of the latter, *ib.* 971. 973-976.

Dispossession of 1,000 persons under the Act of 1875, and the representation made by witness, *Lovett* 983-987—Report made by witness of the number of persons dispossessed in the St. Giles' district during the decade to April last; assertion that getting rid of 8,000 persons in this period was of great benefit to the district, 988-992. 994. 1087-1092. 1141. 1155, 1156—Numerous separate landlords in the St. Giles' district; one whole court owned by Colonel Stuart, *ib.* 1010, 1011.

Official representation made to the Metropolitan Board of Works by the medical officer of health for the St. Giles' district, dated 1st December 1875, respecting the Great Wild-street property, and the improvement scheme proposed under the Act of 1875; *App.* 252-254.

Representations to the Metropolitan Board of Works by the medical officer of health for the district, dated November 1876 and 1878, respecting the area comprising Little Coram-street, &c., *App.* 254-257.

Report of the sanitary works, &c., in 1880, carried out in St. Giles' district, *App.* 258—Decrease in population and number of houses in 1881 as compared with 1871, *ib.*

Summary of proceedings in the district under the Artizans' Dwellings Act, in the years 1872-78, *App.* 259. 262.

Letter from the medical officer of health in 1881 showing the decrease of population according to the census of 1881, as compared with 1871, *App.* 261.

Statement in letter from the medical officer of health in May 1881, and in letter from the clerk to the Board in July 1881, as to the effect of the application of Torrens' Act in the district, *App.* 261.

See also Great Wild-street. Little Coram-street. Rents.

ST. LUKE'S (MIDDLESEX):

Three representations made to the Board of Works, and included in the one scheme for St. Luke's, Middlesex, *Pavy* 1194-1200. 1205-1211. 1214-1216. 1244-1247. 1262-1268. 1331-1342. 1425. 1530—Various occupations carried on at home by the inhabitants of St. Luke's area, No. 13; advantage to these people that they should live in the neighbourhood of their employment, *ib.* 1201-1204. 1277-1283.

Bad state of health in the area in question; assertion that it was necessary for the health of the whole town that this district should be removed altogether, *Pavy* 1206-1208. 1506—Large amount of overcrowding and consequent want of ventilation in the St. Luke's area, No. 13, *ib.* 1218-1220. 1343-1412. 1456-1459.

Examination as to the necessity, or otherwise, for the inhabitants of St. Luke's district to live in the neighbourhood of their work; considerable facility for the workpeople to

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ST. LUKE'S (MIDDLESEX)—continued.

to come into the district by railway and other means, *Pavy* 1298, 1299. 1303-1307. 1314, 1315. 1328-1330. 1372-1392. 1403. 1415. 1418-1424. 1433. 1478-1488—Large number of the inhabitants which have removed to Leytonstone and Stamford Hill; entire absence of accommodation in the district for those people who have been displaced, *ib.* 1298-1302. 1308-1320. 1363-1371. 1404. 1418, 1419.

Considerable diminution in the population of St. Luke's district since the census of 1871; *Pavy* 1299-1301. 1356—Large number of people dispossessed in the district in consequence of the demolition of houses by the combined operation of Sir Richard Cross's Act and the Streets Improvements Act, since the year 1875, *ib.* 1347-1356—Statement that houses let out in tenements have not been registered in St. Luke's under the Sanitary Act of 1866, notwithstanding that this course was recommended by witness, *ib.* 1413, 1414.

Decided opinion that no measure other than the Artizans and Labourers' Dwellings Act could have dealt adequately with the exigencies of the district; absolute necessity for such an Act to get rid of the fever dens which existed in the district, *Pavy* 1489-1491.—Complaints made by the inhabitants of St. Luke's district that nothing is being done to provide dwellings for the poor; heavier rates imposed upon the inhabitants because of the vacant spaces which yield no rates, *ib.* 1492-1495. 1515, 1516—Belief that no private speculator would erect dwellings for the poor, *ib.* 1496, 1497.

Repeated representations made by witness to the vestry in regard to the defective houses in the St. Luke's district, *Pavy* 1507, 1508—Explanation of the action taken in representing the insanitary state of the houses to the Metropolitan Board, *ib.* 1509-1514. 1517-1529.

Official representations made to the Metropolitan Board of Works by the medical officer of health for the parish, dated 26th November 1875, as to the want of improvement schemes for certain parts of the parish, *App.* 263, 264.

Further representation to the Metropolitan Board, in 1876, as to the want of an improvement scheme for other parts of the parish, *App.* 264.

See also *Nuisances Removal Act.* *Rents.* *Torrens' Act.* *Whitecross-street.*

St. Martin's-in-the-Fields. Reference to some small schemes put forward by witness, in certain parts of the parish, as capable of being dealt with under Mr. Torrens' Act, *Shegg* 1961-1966. 2036, 2037. 2087-2089—Attempt by witness on one occasion to put Mr. Torrens' Act in force, the vestry declining to proceed in the matter; contemplated application of the Amendment Act of 1879, *ib.* 1967-1976. 1977-1979.

Official representation made to the Metropolitan Board of Works by the medical officer of health for the parish of St. Martin's-in-the-Fields, dated 21st March 1876, as to certain houses being unfit for habitation, and as to the want of an improvement scheme, *App.* 266.

See also *Bedfordbury.*

Salter's Alley. See *St. George's-in-the-East.*

Sanitary Arrangements. Degree of responsibility of the owners of small property in Whitechapel as to the pressing want of improved sanitary arrangements, *Rogers* 60-68. 83. 88-92. 105, 106—Difficult class of occupiers to deal with in the Limehouse district in regard to sanitary arrangements, *ib.* 162-164.

Suggestions as to the pressure to be put upon owners with a view to improved arrangements, *Tidy* 620. 656-659—Blame attaching to owners rather than occupiers in Islington, as regards the bad sanitary condition of the houses, *ib.* 704, 705.

Insanitary condition of the houses in St. George's-in-the-East, owing to the neglect of the occupiers rather than of the owners, *Rygate* 2661, 2662. 2682—Filthy state of some of the houses in St. George-the-Martyr belonging to owners of good means; degree of blame attaching to owners and occupiers respectively, *Waterworth* 2810. 2816. 2819-2823. 2929-2931.

See also *Health.* *Light.* *Owners.* *Peabody Trust, 5.* *Supervision.*
Ventilation. *Water-closets.* *Whitechapel.*

Schemes (Acts of 1875 and 1879). Preparation of fifteen schemes by the Metropolitan Board, fourteen of which have been confirmed by Acts of Parliament, *Richardson* 5161-5163—Several areas or schemes not sold to the Peabody Trustees which were confirmed by Act, which received the Royal Assent in July 1879, *ib.* 5513. 5514—Names of the schemes for which the final award has not yet been received, *ib.* 5518—Date of the final award in the case of three schemes not sold to the Peabody Trustees, *ib.* 5520.

Secretary of State (Home Department). Power at present of the Secretary of State so to exercise his discretion as to put the Metropolitan Board and the ratepayers to an enormous expense, *Rodwell* 4954.

Necessary consultation of the Secretary of State by the Metropolitan Board, before the removal of buildings; stoppage of a good many schemes through the withholding of permission to demolish, *Richardson* 5249 — Contemplated sanction of the Secretary of State before powers are exercised by the Board in putting the proposed Nuisances Abatement Act in force, *ib.* 5294, 5295.

Objection by the Home Secretary, pending the inquiry by the present Committee, to comply with the application from the Metropolitan Board on 31st March last, urging him to sanction the demolition of houses in the Southwark, Whitechapel, Limehouse, and Islington areas; that is, because no provision was made for the people proposed to be displaced, *Richardson* 5521, 5522, 5525-5528 — Further representation on the 31st May, setting forth in detail the pressing necessity of such demolition, many of the houses in question being dangerous as well as insanitary, *ib.* 5522.

Explanation as to the Metropolitan Board having obtained the consent of the Home Secretary to use certain land acquired under the Artizans' Dwellings Act in order to release land under the Streets Improvement Act, with reference to western improvements, *Richardson* 5609-5613.

See also *Displacement and Replacement of Population.* *Gray's Inn-lane.* *St. George-the-Martyr.* *Whitechapel*, 3.

Shadwell. Low rate at which certain land at Shadwell was purchased by the Peabody Trustees; some of it, not required, having been subsequently sold at a profit, *Vigers* 4289-4292.

Shopkeepers. Local shopkeepers have not raised objections before witness at any of the local inquiries held by him relative to schemes under the Act of 1875; *Nichols* 3093.

Shops (Improved Dwellings). Approval of the Metropolitan Board having power to rebuild a number of small shops where shops had before been in the area; belief that from a financial point of view a scheme would pay better which provided for a number of small shops, *Liddle* 449-457 — Expediency of rebuilding shops in the same places where shops existed previously, *Lovett* 1046-1050 — Approval of shops on the ground floor of artizans' dwellings, *Blyth* 2406, 2407.

Diminished cost of schemes if shops were provided on the lower floor of blocks of buildings; want supplied thereby, *Nichols* 3150-3154, 3224-3230 — Modification necessary in the plan of the Peabody Buildings if shops were placed on the ground floor, *ib.* 3177-3183, 3224-3230 — Degree of difficulty in providing shops on the ground floor through the necessity of there being open thoroughfares, *ib.* 3462-3469.

Provision of some shops in the Peabody Buildings in Whitechapel and Islington, but without much success, *Vigers* 4483-4485.

Suggestion that the expense to the Metropolitan Board under the Act might be greatly reduced if small shops might be placed in the basement or ground floor of the blocks of artizans' dwellings, and if accommodation were provided for costermongers' barrows, &c., *Rodwell* 4948-4950.

Recommendation by the Committee that with a view of lessening the expense of carrying out the intentions of the Act of 1875, the confirming authority may well assent to the basement and ground floor of any building being let as shops or workshops, *Rep.* iii.

Sites (Improved Dwellings). Great advantage if Parliament had allowed authorities to build elsewhere than on the same areas that had been cleared away, *Tidy* 735, 736 — Opinion that companies cannot afford to pay more than 3 s. or 4 s. a foot over the whole area, so as to build blocks of dwellings calculated to return 5 per cent., *Nichols* 3138-3144 — Explanation that a payment of 3 d. per foot per annum (capitalised at twenty years' purchase) over the whole of each area represents 6 d. per foot for the building area, *ib.* 3417, 3418, 3448, 3449.

Great importance, in the selection of sites, of freedom from onerous conditions, *Gatliff* 3992 — Varying rent or cost per foot paid by witness' association for their sites in different localities; opinion that 6 d. per foot is the maximum they can afford to pay, *ib.* 3992, 4007-4013.

Large aggregate outlay represented by an expenditure of 100,000 l. in sites, *Vigers* 4265, 4271 — Ready facilities given by the Metropolitan Board and Secretary of State for the alteration of sites as bought by the Peabody Trustees, *ib.* 4269, 4270, 4613, 4614 — Power of the companies to buy leaseholds whilst they can afford to give bigger prices than the Peabody trustees, as they can obtain larger rents, *ib.* 4457.

Difficulty as to building on alternative sites, and re-housing the people at a distance from the cleared sites, if the latter were used for warehouses and commercial purposes, *Vigers* 4612.

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Sites (Improved Dwellings)—continued.

Practice of not deciding upon the price to be taken for any site until the houses have been cleared away and arrangements are being made for sale, *Richardson* 5788-5790.

See also *Bedfordbury*. *Blackfriars-road Site*. *City of London*. *Clerkenwell*.
Compensation. *Cost*. *Gray's Inn-lane*. *Great Wild-street*. *Improved*
Industrial Dwellings Company. *Ingestre Buildings*. *Limehouse*. *Little*
Coram-street. *Metropolitan Board of Works*. *Metropolitan Streets Improve-*
ment Acts. *Peabody Trust*. *Poplar*. *Southwark-street*. *Spitalfields*.
Warehouses. *Whitechapel*.

Shegg, John T. (Analysis of his Evidence.)—Official representation made to the Metropolitan Board by witness, as medical officer of health of St. Martin-in-the-Fields, the area dealt with being that known as the Bedfordbury Scheme, 1909-1911—Particulars as to this scheme and the narrow and crowded character of the courts on the east side, the Metropolitan Board not having adopted the scheme on the west side, 1912-1921. 1956-1958. 2038-2040—Removal of seventy-two houses representing a population of about 1,000; 1922, 1923. 1981-1984.

Statement showing the very high death-rate in Bedfordbury as compared with the rest of the parish; various diseases prevalent in the former locality, 1924-1928. 2049-2061—Very low class of people, costermongers and others, displaced from the east side of Bedfordbury; neighbouring parishes to which they have gone, it being necessary for many of them to live near Covent Garden Market, 1929-1939. 2016-2019—Expediency of dealing with this area under the Act of 1875, Mr. Torrens' Act not having been applicable, 1946-1949, 2041, 2042.

Great improvement by the widening of Bedfordbury and of Chandos-street, and by the open spaces in connection with the Peabody Buildings on the cleared site; sanitary benefits expected, 1950-1960. 2049-2058, 2090-2092—Reference to some small schemes put forward by witness in other parts of the parish, as capable of being dealt with under Mr. Torrens' Act, 1961-1966. 2036, 2037. 2087-2089—Attempt by witness on one occasion to put Mr. Torrens' Act in force, the vestry declining to proceed in the matter; contemplated application of the Amendment Act of 1879; 1967-1976. 1977-1979.

Difficulty as to the accommodation of the displaced costermongers and others in the Peabody Buildings; question whether the rents are not too high, 1985-1994—Mortality of children and women rather than of the men in unhealthy districts; frequent deaths from pulmonary diseases, 1995-1997. 2000-2007—Greater importance of good circulation of the air than of large cubic space without proper circulation, 2005. 2008-2015.

Suggestion by the vestry which caused witness' official representation to the Metropolitan Board; he had brought the condition of Bedfordbury to the notice of the vestry some years before, 2023-2025—Considerable number of houses on the west side of Bedfordbury excluded by the Board from witness' scheme; bad condition of some of these, 2026-2035.

Very satisfactory arrangements as to ventilation in the Peabody Buildings in Bedfordbury, 2062-2069—Convenience of dwellings in the same locality for many of those displaced, 2070-2077—Very bad sanitary condition when water-closets are used in common for several tenements; want of one closet for about four families, 2078-2083—Prompt action of the Metropolitan Board in reference to the Bedfordbury Scheme, 2084-2086.

Slums. Definition of the word "slums," as applied to the condition of the streets and houses in a filthy and insanitary state; in view of the existence of slums dispersion is healthy, and aggregation is an intensification of the evil, *Pavy* 1357-1362.

Initiatory step proposed to be taken by the district medical officer before action by the Metropolitan Board in the removal of slums, *Richardson* 5630-5632. 5708-5713. 5719-5724—Difficulty in leaving the removal of "slums" to the vestries and local boards, as they are deterred by the expense; difficulty on this score in the working of Mr. Torrens' Act, *ib.* 5633-5635.

See also *Dilapidated and Insanitary Houses*.

Small Schemes. Facility as regards smaller schemes if there were power to acquire land outside the original area, *Nichols* 3240, 3241. 3434-3438.—See also *Sites*.

Southwark Street. Average of 5 s. 6 d. per foot given by the Peabody Trustees for the freehold of the Southwark-street site, or about 3 s. 8 d. per foot rental, *Vigers* 4316-4319.

Reference to the number of years' purchase obtained in 1868 for the ground-rents of the artisans' dwellings erected in Southwark-street, *Richardson* 5344-5347.

Speculative Builders. Wretched condition of some cottages put up by speculative builders between Deptford and London Bridge, *Moore* 4753.—See also *Private Enterprise*.

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Spitalfields. Rate of about $7\frac{1}{2}$ d. per foot rental given for the Spitalfields site by the Peabody trustees, *Vigers* 4314, 4315.—See also *Whitechapel*.

Staircases. Advantage of outside staircases for blocks of buildings, *Nichols* 3375 — There are external staircases and balconies to all the buildings of the Improved Industrial Dwellings Company, *Moore* 4886.

Streatham Street (Bloomsbury). Terms and conditions of the society for improving the condition of the labouring classes as to letting model houses for families in Streatham-street, in the parish of St. George, Bloomsbury, *App.* 260.

Street Improvements. Reference had by the Metropolitan Board to street improvements as well as to the provision of improved industrial dwellings; instance in the case of the Goulston-street Scheme, *Nichols* 3146-3149.

Immense loss incurred in connection with large street improvements in Paris as well as London; great variation in the cost or loss in different localities, *Vigers* 4587-4596. 4615-4617.

Considerable extent to which the improvements are in the nature of local street improvements; important difference between these and metropolitan improvements as regards the incidence of cost, *Richardson* 5445-5448. 5478-5481.

See also *Bedfordbury.* *Metropolitan Streets Improvement Acts.*

Suburban Dwellings (Working Classes). Great advantage if the people in the condemned area in Marylebone could live in the suburbs and come to their work by cheap trains; decided benefit as to health, the only difficulty being the expense, *Blyth* 2397-2403. 2434-2441. 2455-2463; *Waterworth* 2864, 2865—Facility in the case of men with good wages living in the suburbs and using cheap trains, *Rygate* 2610-2613.

Decreased cost of land in the suburbs and in the inner suburbs as compared with land in the more crowded parts of London, *Nichols* 3557-3560—Facility by means of cheap trains for artisans and others to get to their place of work from the inner suburbs, *Ashby* 3803-3808. 3870-3880.

Importance of a large extension of improved dwellings in the crowded parts of London rather than in the suburbs, *Moore* 4673. 4755, 4756—Limited extent to which suburban dwellings for artisans employed in London are likely to answer, *ib.* 4732, 4733.

Advantage of many of those displaced being provided for in the suburbs, and of cheap workmen's trains being extended, *Rodwell* 4951. 4953. 5084-5086. 5093, 5094. 5150.

Grounds for the conclusion that the natural migration of the labouring classes into the suburbs is impeded by the legislative restrictions as to their replacement on the sites where houses have been pulled down, *Richardson* 5269-5278. 5328-5332. 5442 — Tendency of the artisan and labouring class to migrate into the suburbs, large numbers finding sufficient facilities for getting to and from the central parts of the metropolis, *ib.* 5551-5560.

Examination with further reference to witness's grounds for the conclusion that the tendency of the industrial classes is to migrate to the outskirts, *Richardson* 5627-5629. 5658-5672. 5693-5707—Table submitted showing the facilities of working men for travelling to and from the suburbs by cheap trains, *ib.* 5828, 5829.

See also *Displacement and Replacement of Population.* *Metropolitan Association, &c.*
Poplar. *St. Luke's.* *Workmen's Trains.*

Sub-letting. Approval of the sub-letting of single rooms in blocks of dwellings, under certain conditions, *Waterworth* 2937-2941—Prohibition against sub-letting in the Peabody Buildings, *Vigers* 3615, 3616. 3619, 3620. 4261, 4262—Rule against sub-letting in the buildings of witness' association, *Gatliff* 4235-4239—Permission given to the tenants of witness' company to sub-let under supervision, *Moore* 4726, 4727.

Supervision (Improved Dwellings). Importance of the constant supervision in the Peabody Buildings and others of a similar class, *Waterworth* 2929-2936 — Disadvantage on the score of control and supervision, if the spaces between the blocks were open thoroughfares, *Nichols* 3468-3473 — Arrangements as to the supervision of the Buildings generally, *ib.* 3617, 3618—Satisfactory working of the system of supervision adopted by witness' association, *Gatliff* 3950-3952.

Surveyors. Desirability of reference to an outside surveyor, who is not a surveyor of the parish, in connection with improvement schemes, *Tidy* 706, 707—Very large charges made by surveyors under the Act of 1875 on the basis of Ryde's Scale, as in the Lands Clauses Act; considerable amounts disallowed by witness, this scale being altogether inapplicable, *Rodwell* 4945-4947. 5049-5064.

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Tidy, Dr. Charles Meymott. (Analysis of his Evidence.)—Experience of witness for ten years as Medical Officer of the Islington District, 561, 562—Official representation sent in by witness which practically included three representations in one; adoption of this scheme by the Metropolitan Board of Works, 563-566. 583-587. 627-629—Explanation in regard to the Angel-court scheme as to population and condition; 220 houses in this area with a population of 1,400 persons, 567-575. 664-667.

Information in respect to the low state of health in the Islington district; the walls of many of the houses are saturated with disease, 577-599—Difficulty in arriving at the sanitary condition of any place by reference to the death-rate; migratory character of the people in the Angel-court area, which interferes greatly with the true condition of the death-rate, 577-599. 630-638. 712-714.

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Official representations made by the local sanitary inspectors in January and February 1880, as to the very bad sanitary state of the dwellings in the locality of Goulston-street and of Royal Mint-street, *App.* 276, 277.

2. *Information supplied by the Surveyor appointed by the Home Office to hold the Local Inquiry into the Whitechapel Scheme:*

Explanation as to witnesses having advised that certain school buildings should form part of the Whitechapel Scheme, though not included in the original scheme of the Metropolitan Board; necessity of removing these schools, on the score of light and air, for the new blocks of buildings, *Nichols* 3028-3040—Further alteration of the scheme by witness so that it should include a roadway to the east of the railway, for the purpose of better access to the new buildings, *ib.* 3041-3043. 3048, 3049.

Report, 1881—continued.

*WHITECHAPEL—continued.**2. Information supplied by Surveyor appointed by Home Office, &c.—continued.*

Several plans submitted by witness showing the original scheme, the alterations suggested, and the scheme finally carried out, *Nichols* 3044-3051; *App.* 345 —Total of 3,669 persons displaced by the Whitechapel Scheme as eventually carried out by the Peabody Trustees, of which number 1,133 occupied the area to the east of the railway, *Nichols* 3048-3053 —Accommodation provided in the new buildings for 1,381 persons on the area east of the railway, *ib.* 3053-3055.

Very poor class of people who occupied the houses formerly on this area; wretched and unhealthy character of these houses, their entire removal having been absolutely necessary in order to deal satisfactorily with the area in question, *Nichols* 3056-3062.

Information as to the number and class of objectors to the scheme; completion of the inquiry in one day, *Nichols* 3064-3084 —Preparation by witness of the tables in the Provisional Order relating to the scheme, *ib.* 3085-3088.

Doubt as to the number of houses comprised in the Whitechapel Scheme, which might have been closed if the local authority had power to shut up any house that was a nuisance, *Nichols* 3106-3108 —Explanations in connection with the rent of the rooms in the scheme, and with the cost of the area, *ib.* 3450-3461. 3537-3540.

3. Area and Price of the Whitechapel Site; Explanations in the Matter on the part of the Metropolitan Board of Works:

Area of 68,950 feet in the Whitechapel and Limehouse site, the cost being 10,000 *l.*, *Vigers* 3593-3598 —Explanation as to the price given by the Peabody Trustees for the Whitechapel site; belief that at the auction there was no bid for this land, *ib.* 4419-4437. 4607-4611.

Statement as to the site in Whitechapel having been sold to the Peabody Trustees at a lower price than that at which it was started at the auction by the auctioneer, *Moore* 4638-4644 —Comment upon the acceptance of an offer of 10,000 *l.* from the Peabody Trustees, whilst an offer of 12,500 *l.* was refused, *ib.* 4639-4643.

Lapse of seven months after completion of the arbitration before the Board were in a position to issue the thirteen weeks' notice to the tenants to remove, *Richardson* 5186-5189 —Lengthened discussion and correspondence between the Board and the Home Secretary as to the terms upon which the Whitechapel site was to be let; commencement of the correspondence on the 14th August 1878, the terms not having been finally settled and approved till 2nd December 1878, *ib.* 5190-5199.

Explanation as to the Board not having opened negotiations with the Secretary of State at an earlier period than August 1878, so as to incur as little delay as possible before advertising the property for sale, *Richardson* 5192-5197 —Considerable modifications made in the terms at the suggestion of the Home Secretary, *ib.* 5199.

Advertisement of the Whitechapel property for sale on 11th January 1879, tenders to rent or purchase having been invited; no tenders were however received, *Richardson* 5199 5204 —Complaint made by Sir Sydney Waterlow as to the conditions of tender, *ib.* 5205 —Subsequent revision of the conditions by the Home Secretary, steps having been taken to bring these conditions before the public, *ib.* 5205-5212.

Further advertisement, dated 17th May 1879, announcing that the land in Whitechapel and Limehouse would be submitted to public auction on the 12th June; no bid was made except a nominal bidding on the part of the Board, *Richardson* 5212-5223 —Subsequent offer of 12,500 *l.* by Mr. Ough, a solicitor; explanation hereon as to an offer by the Peabody Trustees for six sites having been accepted, including the Whitechapel site at the rate of 10,000 *l.*, *ib.* 5223-5234.

Statement in further explanation of the Board having accepted 400 *l.* a year from the Peabody Trustees for the Whitechapel site, after failure at the auction to get the reserve price of 800 *l.* a year, and after an offer of 500 *l.* a year from Mr. Ough, *Richardson* 5366. 5370-5382 —Heavy loss in connection with the Whitechapel and Limehouse Scheme, whereas there is little if any metropolitan improvement thereby, *ib.* 5475-5480.

Admission as to the favourable condition of twenty years' purchase of the ground rent of the Whitechapel site having been assented to in the case of the Peabody Trustees, whilst in the previous conditions at the auction twenty-five years' purchase was stipulated for, *Richardson* 5489-5493 —Admission also as to the more favourable condition granted to the Peabody Trustees than was imposed at the auction, in regard to modification or alteration of plans, *ib.* 5494-5500.

Completion of the Whitechapel Scheme, the final award having been given on 20th December 1877; *Richardson* 5519, 5520 —Statement as to the offer by Mr. Ough having been the only one received for the Whitechapel site before its sale to the Trustees; reference hereon to a letter on behalf of the Improved Dwellings Company complaining of the action of the Board in the matter, *ib.* 5587-5593.

Calculation

Report, 1881—continued.

WHITECHAPEL—continued.3. *Area and Price of the Whitechapel Site ; Explanations, &c.*—continued.

Calculation made that if the Whitechapel site could have been sold for commercial purposes it would have realised 60,000*l.* instead of 10,000*l.*, *Richardson* 5605, 5606—Local character of the improvement resulting from the Whitechapel and Limehouse Scheme, *ib.* 5608.

In the Whitechapel and Limehouse Scheme the Metropolitan Board did not purchase any of the property by private negotiation, *App.* 340.

4. *Conditions of the Board in connection with the Sale or Lease of the Land :*

Conditions of the Metropolitan Board for letting building plots in connection with the Whitechapel and Limehouse Scheme ; also form of tender for building leases, *App.* 294-301.

Conditions of letting in the case of building sites, offered for sale by the Metropolitan Board by public auction in June 1879, for artisans' dwellings in Whitechapel, *App.* 325-330—Form of lease in connection with the foregoing conditions, *ib.* 331-333.

5. *Settlement of Claims for Compensation ; Result of the Arbitration :*

Total of 719 claims which came before witness under the Goulston-street (Whitechapel) Scheme, independently of the cases settled directly by the Metropolitan Board, *Rodwell* 4870-4874, 4893—Total of 153,994*l.* as the amount of claims in the Goulston-street Scheme which came before witness, the amount given in the provisional award being 85,844*l.*, and the amount in the final award 105,748*l.*, *ib.* 4890-4893—Instances of very exaggerated and speculative claims under this scheme, *ib.* 5120-5128, 5131-5136.

Adjudication by the arbitrator upon the whole of the claims under the Whitechapel and Limehouse Scheme, *Richardson* 5177—Occupation of one year in the arbitration in the Whitechapel Scheme, *ib.* 5185.

Statement of amounts awarded by Sir Henry Hunt in respect of the freehold interests included in the Whitechapel and Limehouse Scheme ; also costs of claimants in respect of arbitration proceedings certified for by the arbitrator, *App.* 334, 335—Similar information in respect of leasehold interests included in the scheme, *ib.* 336.

Statement of amounts awarded by Mr. Hunter Rodwell in respect of the freehold interests included in the Goulston-street and Flower and Dean-street Scheme, together with the costs of claimants in respect of arbitration proceedings certified for by the arbitrator, *App.* 337—Similar information in respect of leasehold interests included in the scheme, *ib.* 338, 339—Summary of cases settled by agreement, distinguishing between freeholders and leaseholders, *ib.* 340.

Aggregate area of freehold cases dealt with by Sir Henry Hunt, *App.* 341—Aggregate area of freehold cases dealt with by Mr. Hunter Rodwell, *ib.*

6. *Peabody Buildings :*

Information respecting the houses in the Whitechapel district built by the Peabody Trustees ; superior class of artisans inhabiting these buildings, *Liddle* 280, 292-298, 370, 440-446, 516-519, 534-539, 554, 555.

Total of 700 rooms in the buildings in Whitechapel, *Vigers* 3609—Rateable value of 1,836*l.* represented by the Whitechapel Buildings, the rateable value of the houses formerly on the site having been 1,007*l.*, *ib.* 3663-3668.

Statement showing the accommodation provided in the eleven blocks of new buildings erected on the Whitechapel and Limehouse site, none of the tenants having come from the houses that have been pulled down on the same site, *Richardson* 5266-5268—Far better class of tenants in the Peabody Buildings than were on the same site formerly, *ib.* 5546, 5547.

<i>See also Displacement and Replacement of Population.</i>	<i>Jews.</i>	<i>Limehouse.</i>
<i>Nuisances Removal Act.</i>	<i>Peabody Trust.</i>	<i>Torrens' Act.</i>
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Whitecross-street (St. Luke's). Statistics showing that disease was more prevalent in the district of Whitecross-street, than in any other part of the St. Luke's area ; undoubted opinion that the re-construction of this district will prevent a great deal of disease amongst the poor, *Pavy* 1212, 1213, 1425-1428, 1434-1455—Considerable area cleared under the scheme which included the neighbourhood of Whitecross-street ; erection of warehouses on part of the cleared land, *Nichols* 3337-3344—Area of about 200,000 feet in the Whitecross-street site, bought at 5*s.* a foot, *Vigers* 3598-3600.

See also Costermongers. St. Luke's.

Report, 1881—*continued*.

Whitmore, J., M.D. Official representations in August 1875 and November 1877, made to the Metropolitan Board of Works by Dr. Whitmore as medical officer of health for the parish of St. Marylebone, *App.* 280, 281.

Willow Row. See *Limehouse*.

Women. Importance of the locality of the labour of the women as charwomen, &c., being considered in connection with their removal under improvement schemes, *Nichols* 3563-3570.

Working Classes. See the *Headings generally throughout the Index*.

Workmen's Trains. Concurrence of evidence as to the facilities to working men, by means of cheap trains, to live in the suburbs, *Rygate* 2610-2613; *Ashby* 3803-3808. 3870-3880; *Richardson* 5828, 5829—Beneficial results from the cheap conveyance of workmen on the Great Eastern Railway; expediency of an extension of this system, *Gatliff* 3944-3949. 3981-3984. 3988-3990.

Concurrence in the view that action should be taken in the direction of requiring railway companies to give increased facilities of cheap conveyance to workmen; inducement to them to do so if relieved in the matter of the passenger duty, *Rodwell* 5084-5086.
